

ZB# 07-56

**New Windsor
Senior Housing Project**

65-2-29

ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR
555 UNION AVENUE
NEW WINDSOR, N.Y. 12553
Granted & closed May-08

07-56 New Windsor Senior Proj
Rt. 32 (Senior Housing) 65-2

NEW WINDSOR ZONING BOARD OF APPEALS

SBL: 65-2-29

In the Matter of the Application of
NEW WINDSOR SENIOR PROJECT

MEMORANDUM OF
DECISION GRANTING

AREA

CASE #07-56

WHEREAS, Mr. Travis Ewald represented Mr. Mandelbaum, who was also present and , owner(s) of 65-2-29, New Windsor, New York, 12553, has made application before the Zoning Board of Appeals for a/an Variance for:

Senior housing density

(18units/acre permitted = 66) (25units/acre proposed = 91)

Variance for off-street parking

(91 spaces required) (66 spaces provided)

Variance to Section 300-18-H(7)(a)[4] (Each principal building will be not less than 25 feet from any parking area, roadway and/or curb. If such area includes a sidewalk, the setback shall be measured from the building side of the walk.

Variance to provisions of Section 300-18 I:

REQUIRED	PROVIDED	VARIANCE REQUESTED
300-18-I [3] [e] - Door Thresholds	Flush w/floor	meet NYS H.C. Code To Comply w/NYS
300-18-I [4] [i] - Door Thresholds	Flush w/floor	meet NYS H.C. Code To Comply w/NYS
300-18-I [4] [g] - Electric outlets	24" off floor	16" off floor (Per 8"
National Electric Code)		

TOWN OF NEW WINDSOR CODE: Senior Housing Regulations – Section 300-18 & 300-18.1

WHEREAS, a public hearing was held on November 5, 2007 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, the Applicant appeared on behalf of this Application; and

WHEREAS, there was one spectator(s) appearing at the public hearing; and

WHEREAS, the member of the public present had questions, which were answered at the Public Hearing and no one spoke in favor of or in opposition to the Application; and

WHEREAS, a decision was made by the Zoning Board of Appeals on the date of the public hearing granting the application; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor sets forth the following findings in this matter here memorialized in furtherance of its previously made decision in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Official Town Newspaper, also as required by law.
2. The Evidence presented by the Applicant showed that:
 - (a) The property is located in a residential zone however, it is adjacent and in close proximity to extensive commercial development.
 - (b) The project is an allowed use.
 - (c) The proposed project consists of two buildings of three stories each, containing 90 units of Senior Citizen Housing as that term is defined in the New Windsor Town Code.
 - (d) The buildings will not be visible from the street due to the fact that they are surrounded by commercial properites, although the property will have vehicular access to State Rt. 32, a busy commercial highway.
 - (e) The applicant seeks a substatial difference in parking because of the major of the project is senior citizen housing. The applicant states that most of the residents will not own a motor vehicle.
 - (f) The applicant will not be removing any trees or substanntial vegetation.
 - (g) The applicant will not create the ponding or collection of water or divert the flow of water drainage.
 - (h) The applicant intends to submit this matter to the New Windsor Planning Board before which it will propose and have approved by that Board a Storm Water Prevention Plan.
 - (i) The property contains a sewer easement in favor of the Town of New Windsor but, neither of the buildings will be on top of nor will they interfere with that easement.
 - (j) The applicant seeks a variance in the New Windsor Building Code Requirement that bathroom thresholds be flush with the floor. It is the intention of the applicant to construct those thresholds in compliance with the New York State Code, which requires at least a 1/4" of change in elevation between the bathroom and the floor with a tapered threshold to allow the use of a wheelchair.

- (k) The applicant also seeks to place the electrical outlets in the building higher than as required by the New Windsor Code and in accordance with the National Electrical Code, which requires that they be at 16" to better accommodate senior citizen occupancy.
- (l) The applicant proposes that the project will contain a detention pond, as required by the DEC.
- (m) The proposed layout of the project will permit the applicant to add additional parking if the actual experience, once it is built, requires same.
- (n) The parking calculation, as made by the applicant, makes allowance for the use of visitors, although the length of stay is regulated by state regulation.

WHEREAS, The Zoning Board of Appeals of the Town of New Windsor makes the following conclusions of law here memorialized in furtherance of its previously made decision in this matter:

1. The requested variance(s) will not produce an undesirable change in the character of the neighborhood or create a detriment to nearby properties.
2. There is no other feasible method available to the Applicant that can produce the benefits sought.
3. The variance(s) requested is/are substantial in relation to the Town regulations but, nevertheless, are warranted.
4. The requested variance(s) will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or zoning district.
5. The difficulty the Applicant faces in conforming to the bulk regulations is/are self-created but, nevertheless, should be allowed.
6. The benefit to the Applicant, if the requested variance(s) is/are granted, outweighs the detriment to the health, safety and welfare of the neighborhood or community.
7. The requested variance(s) are/is appropriate and are/is the minimum variance(s) necessary and adequate to allow the Applicant relief from the requirements of the Zoning Local Law and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.
8. The interests of justice will be served by allowing the granting of the requested area variance(s).

NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a Variance for:
Senior housing density

(18units/acre permitted = 66) (25units/acre proposed = 91)

Variance for off-street parking

(91 spaces required) (66 spaces provided)

Variance to Section 300-18-H(7)(a)[4] (Each principal building will be not less than 25 feet from any parking area, roadway and/or curb. If such area includes a sidewalk, the setback shall be measured from the building side of the walk.

Variance to provisions of Section 300-18 I:

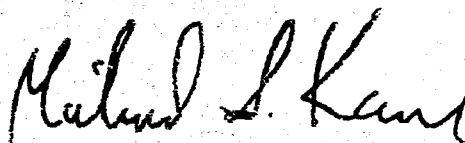
REQUIRED	PROVIDED	VARIANCE REQUESTED
300-18-I [3] [e] - Door Thresholds	Flush w/floor	meet NYS H.C. Code To Comply w/NYS
300-18-I [4] [i] - Door Thresholds	Flush w/floor	meet NYS H.C. Code To Comply w/NYS
300-18-I [4] [g] - Electric outlets (National Electric Code)	24" off floor	16" off floor (Per 8"

TOWN OF NEW WINDSOR CODE: Senior Housing Regulations – Section 300-18 & 300-18.1 as sought by the Applicant in accordance with plans filed with the Building Inspector and presented at the public hearing.

BE IT FURTHER

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and/or Building Inspector and Applicant.

Dated: May 16, 2008



 Chairman

**OFFICE OF THE PLANNING BOARD
TOWN OF NEW WINDSOR
ORANGE COUNTY, NY**

NOTICE OF DISAPPROVAL OF PLANNING BOARD APPLICATION

PLANNING BOARD FILE NUMBER: 07-01

DATE: 10-19-07

APPLICANT:

**Warwick Properties
1 Crescent Avenue
Warwick, NY 10990**

PLEASE TAKE NOTICE THAT YOUR APPLICATION:

DATED: _____

FOR: SITE PLAN

LOCATED AT: **Off NYS Route 32**

ZONE: **R-4**

DESCRIPTION OF EXISTING SITE: SEC: 65 BLOCK: 2 LOT: 29

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

Variance for Senior housing density
(18units/acre permitted = 66) (25units/acre proposed = 91)

Variance for off-street parking
(91 spaces required) (66 spaces provided)

Variance to Section 300-18-H(7)(a)[4] (Each principal building will be not less than 25 feet from any parking area, roadway and/or curb. If such area includes a sidewalk, the setback shall be measured from the building side of the walk.

Variance to provisions of Section 300-18 I - Town of New Windsor Code

TOWN OF NEW WINDSOR CODE: Senior Housing Regulations – Section 300-18 & 300-18.1


Mark J. Edsall, P.E., P.P. 
Engineer for the Planning Board

NOTICE OF DISAPPROVAL OF PLANNING BOARD APPLICATION - Continued

REQUIREMENTS

P.B. # **07-01**

ZONE: **R-4**

USE: **Senior Citizen Housing (Town Bd. Spec.Pmt)**

	REQUIRED	PROPOSED	VARIANCE REQUESTED
SITE DENSITY	18 units/acre =66	25 units/acre =91	25 units
MIN. LOT AREA (Net)	2.0	3.7	-
REQUIRED FRONT YARD	25 ft	31 ft	-
REQUIRED SIDE YARD	25 ft	25 ft	-
REQUIRED TOTAL SIDE YARD	50 ft	50 ft	-
REQUIRED REAR YARD	25 ft	25 ft	-
REQUIRED FRONTAGE	-	-	-
MAX. BLDG. HT.	3 stories or 50'	3 stories < 50'	-
FLOOR AREA RATIO	-	-	-
MIN. LIVABLE AREA			
DEVELOPMENTAL COVERAGE	85%	<85%	-
O/S PARKING SPACES	91 spaces	66 spaces	25 spaces

PLEASE COMPLETE THE ENCLOSED ZONING BOARD APPLICATION AND RETURN TO THE ZONING BOARD SECRETARY AS INSTRUCTED IN THE APPLICATION PACKAGE. YOU WILL THEN BE PLACED ON THE NEXT AVAILABLE AGENDA FOR THE ZONING BOARD OF APPEALS.

CC: Z.B.A., APPLICANT, P.B. ENGINEER, P.B. FILE

developer has not accomplished the same, he/she shall not request building permits (nor shall any be issued) for any work for the second 50% of the dwelling units.

I. General building and unit requirements.

(1) Buildings shall require the following facilities and services:

- (a) **Laundry.** Laundry facilities (washers and dryers) adequate to serve the occupants of the project shall be provided and maintained. Facilities shall be provided either as common facilities or as individual facilities. Whichever type facilities are selected, all appliances shall be provided and maintained by the project applicant/developer.

[1] If common facilities are provided, the same shall be located in each building, in a convenient location, unless otherwise authorized by the Planning Board.

[2] If individual facilities are provided, washer and dryer units (or combination-type units) shall be provided in a utility closet in each unit of the project.

- (b) **Indoor community space.** Indoor community space and related equipment shall be required to provide social and recreational opportunities for project occupants. Included may be such facilities as recreation/game rooms; art/craft room, workshop, indoor jacuzzi/pool, meeting rooms, movie theater, computer/media center, exercise rooms or other space for leisure, active or passive recreation. Such space shall be provided based on a total indoor community space equal to 20 square feet of space per dwelling unit in the project, of which seven square feet (per dwelling unit) shall be a community/meeting room. The type and mixture of facilities shall be as required by the Planning Board. The applicant, as part of the site plan application, shall provide a narrative description and general arrangement plan for such facilities.

- (c) **Appropriate twenty-four-hour maintenance service provisions** (at minimum, an on-call service contract shall be maintained).

- (d) If there are 100 dwelling units or more, the Planning Board may require any or all of the permitted accessory uses set forth above under § 300-18E.

- (e) All windows and doors for common areas and community buildings shall be provided with screens for fresh air ventilation.

(2) Dwelling unit requirements.

- (a) **Unit size.** The minimum permitted floor area shall be 400 square feet for efficiency units, 500 square feet for one-bedroom units and 650 square feet for two-bedroom units.

- (b) Unit occupancy density. The maximum number of residents who may reside in a dwelling unit shall be two persons for efficiency and one-bedroom units, and three persons for two-bedroom units.
- (c) Unit amenities.
 - [1] Kitchen and bathroom. All dwelling units shall be designed for independent living and shall contain full bathroom and kitchen facilities, including but not limited to a sink, refrigerator, stove, range or combined unit in the kitchen and a sink, toilet, bathtub and shower in the bathroom. The sizing of the kitchen facilities shall be consistent with the type of unit and occupancy.
 - [2] Handicapped adaptable. Twenty-five percent of all dwelling units shall be adaptable for use by nonambulatory persons.
 - [3] Handicapped accessible. Twenty-five percent of all dwelling units shall be handicapped accessible and, at minimum, contain:
 - [a] Doorways that are a minimum of three feet wide.
 - [b] Lever-type doors, handles and faucets.
 - [c] Nonskid floors.
 - [d] Ramps in addition to steps.
 - [e] Door thresholds that are flush with the floor.
 - [4] Safety and convenience features. For the safety and convenience of residents, all dwelling units shall, at minimum, contain the following features:
 - [a] Nonscalding faucets.
 - [b] Grab bars located around showers and tub areas.
 - [c] Smoke and carbon monoxide detectors.
 - [d] Air conditioning in each dwelling unit and also in the recreational or accessory buildings or rooms. An individually controlled thermostat shall be provided for the unit.
 - [e] Adequate heating system with a designed capacity to maintain 78° F. in all bathrooms and 75° F. in all habitable rooms and corridors when the outside temperature is 0°F. An individually controlled thermostat shall be provided for the system.
 - [f] Whenever natural ventilation is not adequate for comfort and health, mechanical ventilation should be provided. Kitchens and bathrooms not having windows on an exterior wall shall be provided with mechanical ventilation.

- [g] Electric outlets located a minimum of 24 inches above the floor.
 - [h] Each dwelling unit shall have bath facilities, including as a minimum a lavatory, water closet, and bathtub or stall shower.
 - [i] The size of the bathroom and arrangement of the fixtures shall be adequate for the convenient use of the fixtures by older persons. The floor finish shall be impervious to water and shall have nonslip characteristics. The threshold shall be flush with the floor.
 - [j] All plumbing fixtures, accessories, and trim shall be selected for and provide the maximum features of design that contribute to the safety, convenience and aid to older persons.
 - [k] Shower stalls shall include a built-in seat or bench or room enough for a bath stool.
 - [l] A panic alarm/medical alert system in the bathroom, bedroom, and living area connected to a twenty-four-hour service available to residents upon request of such residents with the cost of such service to be borne by the residents who request it.
 - [m] Cooking appliances that do not utilize an open flame.
 - [n] Screens shall be provided for each window and door. Windows shall be able to be opened by the resident.
 - [o] A twenty-four-hour emergency phone number for private security posted in a conspicuous location.
- [5] Storage. A minimum of 20 square feet of storage area shall be provided for each unit, within the same building as the dwelling unit. Such storage area shall be in addition to normal closet space.
 - [6] Noise. Measures will be taken to reduce the transmission of noise by use of suitable materials (i.e., carpeting and acoustic baffling), methods of construction, and arrangement of units within the buildings.
- (3) All general building and dwelling unit requirements provided as part of the site plan approval and special permit shall be maintained throughout the life of the project, unless otherwise subsequently approved by the Planning Board.

J. Procedure for senior citizen housing special use permit.

- (1) An initial application package for a senior citizen housing special use permit shall be made initially to the Town Board. The applicant shall also concurrently submit to the Planning Board a complete copy of the application package. The application package shall include, at minimum:
 - (a) A survey of the parcel prepared and certified by a licensed land surveyor, which shall also depict existing zoning, wetlands, topography and other such information;

**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS
OFFICE
845-563-4615**

MEMORANDUM

TO: JACK FINNEGAN, COMPTROLLER
FROM: MYRA MASON, SECRETARY TO THE ZONING BOARD
DATE: 04-14-08
SUBJECT: ESCROW REFUND – RE: WARWICK PROPERTIES

**PLEASE ISSUE A CHECK IN THE AMOUNT OF \$ 241.70 TO CLOSE OUT
ESCROW FOR:**

ZBA FILE #07-56 WARWICK PROPERTIES

NAME & ADDRESS:

**PIETRZAK & PFAU ENGINEERING & SURVEYING, PLLC
262 GREENWICH AVE.
GOSHEN, NY 10924**

THANK YOU,

MYRA

J.F.04-18-08



**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS
RECORD OF CHARGES & PAYMENTS**



FILE #07-56 TYPE:AREA TELEPHONE: 294-0606

APPLICANT:

Warwick Properties
1 Crescent Avenue
Warwick, NY 10990

RESIDENTIAL:	\$ 50.00	CHECK # _____
COMMERCIAL	\$ 150.00	CHECK # <u>3145</u>
INTERPRETATION	\$ 150.00	CHECK # _____

ESCROW: COMMERCIAL \$500.00 CHECK # 3146

~~~~~

| <u>DISBURSEMENTS:</u> | <u>MINUTES</u>       | <u>ATTORNEY</u> |
|-----------------------|----------------------|-----------------|
|                       | <u>\$7.00 / PAGE</u> | <u>FEE</u>      |

|                              |            |       |                 |                 |
|------------------------------|------------|-------|-----------------|-----------------|
| PRELIMINARY:                 | <u>13</u>  | PAGES | \$ <u>91.00</u> | \$ <u>35.00</u> |
| 2 <sup>ND</sup> PRELIMINARY: | <u>   </u> | PAGES | \$ <u>   </u>   | \$ <u>   </u>   |
| PUBLIC HEARING:              | <u>10</u>  | PAGES | \$ <u>70.00</u> | \$ <u>35.00</u> |
| PUBLIC HEARING:              | <u>   </u> | PAGES | \$ <u>   </u>   | \$ <u>   </u>   |

LEGAL AD: Publish Date:10-26-07      \$ 27.30

TOTAL:      \$ 188.30      \$ 70.00

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ESCROW POSTED: \$ 500.00
LESS: DISBURSEMENTS: \$ 258.30

AMOUNT DUE: \$

REFUND DUE: \$ 241.70

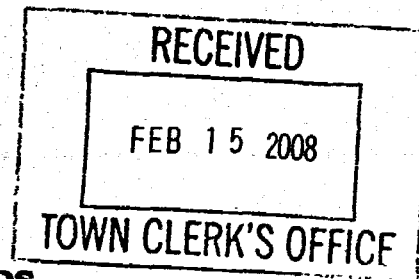
Cc:

J.F. 04-18-08



TOWN OF NEW WINDSOR

TOWN CLERK'S OFFICE
555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (845) 563-4611
Fax: (845) 563-4670



REQUEST FOR PUBLIC RECORDS

Date: 2/15/2008
Name: RICHARD LAMPERT
Address: 2 SUTTON PLACE

Phone: (914) 747-3412
Representing: NYS-DHCR

Please specify:

- **Property location (street address or section, block and lot number)**
- **Department you are requesting records from**
- **Describe information requested as fully as possible**

Variance on Zoning for State
Funding Request
Senior Citizens Site Route 32

Documents may not be taken from office

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS
RECEIPT OF ESCROW RECEIVED:

DATE RECEIVED: 10-18-07

FOR: 07-56 ESCROW

FROM:
Warwick Properties
1 Crescent Avenue
Warwick, NY 10990

CHECK FROM:
PIETRZAK & PFAU ENGINEERING & SURVEYING, PLLC
262 GREENWICH AVE.
GOSHEN, NY 10924

CHECK NUMBER: 3146

TELEPHONE: 294-0606

AMOUNT: 500.00

RECEIVED AT COMPTROLLER'S OFFICE BY:

NAME J. Funnagai DATE 10-23-07

ZBA #07-56 ESCROW

PIETRZAK & PFAU ENGINEERING & SURVEYING, PLLC		3146
<small>262 GREENWICH AVE. 294-0606 GOSHEN, NY 10924</small>		
PAY TO THE ORDER OF	<u>Town of New Windsor</u> <u>Five hundred dollars and 00/100</u>	DATE <u>10/18/07</u> <u>\$500.00</u> DOLLARS
<small>KeyBank National Association Goshen, New York 10924 1-888-KEY4BIZ® Key.com®</small>		
FOR <u>Escrow fees 26136 N.W. St</u>	<u>Eleanor Pietrzak</u>	
⑆003146⑆ ⑆021906934⑆ 323110008964⑆		

RESULTS OF Z.B.A. MEETING OF:

November 5, 2007PROJECT: New Windsor Senior ProjectZBA # 07-56P.B.# 07-01

USE VARIANCE:

NEED: EAF

PROXY

LEAD AGENCY: M) S) VOTE: A N

GANN

LUNDSTROM

LOCEY

TORPEY

KANE

CARRIED: Y N PUBLIC HEARING: M) S) VOTE: A N

GANN

LUNDSTROM

LOCEY

TORPEY

KANE

CARRIED: Y N NEGATIVE DEC: M) S) VOTE: A N

GANN

LUNDSTROM

LOCEY

TORPEY

KANE

CARRIED: Y N APPROVED: M) S) VOTE: A N

GANN

LUNDSTROM

LOCEY

TORPEY

KANE

CARRIED: Y N

ALL VARIANCES - PRELIMINARY APPEARANCE:

SCHEDULE PUBLIC HEARING:

M) S) VOTE: A N

GANN

LUNDSTROM

LOCEY

TORPEY

KANE

CARRIED: Y N

PUBLIC HEARING:

STATEMENT OF MAILING READ INTO MINUTES ✓

VARIANCE APPROVED:

M) Lo S) G VOTE: A 4 N 0.

GANN

LUNDSTROM

LOCEY

TORPEY

KANE

CARRIED: Y ✓ N

Jay Ziegler - Kingswood - Re: Left turn for one exit

November 5, 2007

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PUBLIC HEARINGS:

NEW WINDSOR SENIOR PROJECT (07-56)

MR. KANE: Tonight's first public hearing is New Windsor Senior Project. Request for variances to construct senior housing project in Vails Gate area as referred by the planning board 07-01 in an R-4 zone.

Mr. Travis Ewald and Mr. Mendelbaum appeared before the board for this proposal.

MS. LOCEY: Mr. Chairman, for the record, I just need to state that I am an employee of New York State Senator John Bonacic who chairs the Senate Committee on Housing, although I don't work for the Division of Housing nor do I work on funding issues, I manage his district-wide offices.

MR. KANE: Do you feel that that inhibits you in making a decision in any way on this?

MS. LOCEY: I do not. I'm sure I can make an objective decision.

MR. KANE: Thank you for informing us.

MR. KRIEGER: You have no financial interest in the outcome?

MS. LOCEY: No, and it should not interfere with my ability to make a decision here.

MR. KANE: Okay.

MR. KANE: Before we start, is anybody in the audience for this particular hearing? Then I don't need to send a sheet out for names. Thank you, okay, go ahead.

MR. EWALD: The project is a proposed 90 unit totally

affordable senior housing project. It will be consisting of two buildings which will be three stories. The buildings will be fully sprinklered with handicapped accesses. The project has access off of New York State Route 32, the access is north east of Old Temple Hill Road and the project parcel is approximately 4 acres. We're requesting, well, the project will be served by public water and sewer and we have prepared a storm water pollution prevention plan for treatment of water quality and flows off of the parking areas. And we're requesting variances for the lot density, the total units per acre, a waiver from that, from 18 units per acre to 25 units per acre. We're also requesting a variance for the reduction in the required parking area from 91 parking spaces to 66 and a variance from the request of a 20 foot space between the parking area, 25 foot space between the parking area and the proposed buildings. And then there were two minor building code issues for the design requirements, the interior of the building, these being the threshold, the height of the threshold for the doorways and the height of the required height of the electrical outlets. That's about it.

MR. TORPEY: That was the only two that you found?

MR. EWALD: Yeah, the threshold one I believe was listed twice, once under just the regular door thresholds and another one under the bathroom doors. Also we have prepared a visual analysis plan which shows a color overlay of where the project is.

MR. TORPEY: Exit and entrance.

MR. EWALD: And the dark line is the project boundary for the buildings and there's a couple pictures of similar buildings, senior housing buildings which we built same configuration and then this is the existing entrance off of Route 32.

November 5, 2007

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MR. TORPEY: So you're going to be coming in the back parking lot of the strip mall?

MR. EWALD: This is Rite-Aid and the plumbing place.

MR. MENDELBAUM: This is RAL right here.

MR. TORPEY: What's the left-hand turn?

MR. EWALD: Just a weird jog in the property.

MR. MENDELBAUM: It's an odd, it goes nowhere.

MR. KANE: New Windsor piece of property.

MR. MENDELBAUM: We own it so it's there.

MR. TORPEY: I thought the entrance was going to come in there.

MR. MENDELBAUM: No, it's right there.

MS. GANN: The last time we met I believe for the preliminary hearing I think I asked the question if you had visual detailed pictures of what the buildings will look like. Do you have those with you?

MR. EWALD: These are existing buildings and we have an architectural rendering.

MR. KANE: They're going to be the same as the photo?

MR. EWALD: Same configuration.

MR. MENDELBAUM: This is actual building that exists.

MS. GANN: Thank you.

MR. MENDELBAUM: This will give you a little better idea of the actual building itself.

MR. KANE: Basically, these buildings aren't really going to be visible from the street?

MR. MENDELBAUM: Shouldn't be, we're surrounded by other commercial properties and back here you have the apartment complex. I don't know what it's called.

MR. KANE: As far as the difference in the parking spaces, could you explain again for the record in the public hearing your experience with the difference in parking?

MR. MENDELBAUM: From our experience in most locations we really only have half a parking spot per unit, from our experience for total affordable senior housing most of the seniors actually don't have cars, minimal, it's been documented many, many locations that we actually had with the studies and that there's been studies years ago. But from reality really what's on the ground from all the 625 units that we have most parking lots end up staying half empty.

MR. KANE: Okay, cutting down any trees, substantial vegetation in the building of the homes?

MR. MENDELBAUM: There's nothing really substantial on the site, it's kind of just tall brush.

MR. KANE: Will you be creating water hazards or runoffs?

MR. MENDELBAUM: No, we have a storm prevention plan that will be submitted to the planning board engineer, I think it's already been submitted.

MR. KANE: Any easements running through the property?

MR. MENDELBAUM: There is, yes, sewer easement that's in favor of the town though we're not going near them.

MR. KANE: With the buildings themselves easements are not going to interfere whatsoever?

MR. MENDELBAUM: No.

MR. KANE: Mike, would you explain the variances to the provisions of Section 300-18 (I) the requirements, what's going on there? In New Windsor they're a little bit more restrictive.

MR. BABCOCK: Yes, New Windsor says that the door thresholds have to be flush with the floor. New York State code looks to either have it on a tapered quarter inch or up to a half inch, it's really to keep the water in the bathroom, it's a saddle underneath the door, it's a quarter inch and it's tapered for a wheelchair to go over easily, except it could get a quarter of inch of water when they mop the floor it doesn't come out onto the carpet.

MR. KANE: Just brings those up so it's not susceptible to the moisture.

MR. BABCOCK: That's correct. And the other one was the electrical outlets and I assume that's, I only assume that they put them higher because so they don't have to bend over as far but the National Electrical Code requires them 16 inches.

MR. KANE: We need for your purposes we need to comply with the New York State codes in this, for the senior citizen housing.

MR. MENDELBAUM: And National Electric Code.

MR. KANE: Okay.

MR. MENDELBAUM: We've done in all of them exactly like that, that's what the Division of Housing is very happy

with.

MR. KANE: At this point, I'm going to open it up to the public. If anyone would like to speak or ask questions on this specific proposal, just state your name and address please and ask any questions that you have. Please, sir.

MR. ZIEGLER: Jay Ziegler, 810 Blooming Grove Turnpike, just to the back of this property. Two questions that I thought of if there's only one main entrance and exit onto Route 32, are they going to be able to make the left-hand turns coming out crossing two lanes?

MR. KANE: That's honestly a decision that would be in front of the planning board and since that's a state highway it's Department of Transportation too, correct?

MR. BABCOCK: That's correct.

MR. KANE: Not something that we can answer for you tonight, that would be decided at the planning board and then since it's a state highway, they, the Department of Transportation would be involved in that.

MR. ZIEGLER: Not that it prevents anybody from doing it.

MR. BABCOCK: It's an existing entrance right now, I'm not sure how it's marked or laid out but I assume that all those entrances you can make either a left or right.

MR. KANE: Again, something that's handled by the planning board in this state, that's not our domain here.

MR. ZIEGLER: How would the runoff affect the stream that runs underneath the property which also borders the complex that I live in?

MR. KANE: Show him where the stream is and you can walk up and take a look, sir.

MR. EWALD: This is the stream running right through here, we're providing a treatment area here and here and then we're providing a detention area for runoff going from the--

MR. ZIEGLER: What's a treatment area?

MR. EWALD: Going to be bio-retention which it's a combination of a soil filter and plant and landscaping that it's just for the smaller storms which are actually the storms that wash the parking lots clean, so it removes sediment and nitrogen.

MR. ZIEGLER: Cause I know it's buried here through a culvert.

MR. EWALD: There's a culvert that crosses here and it becomes this stream through here. We're going to put a culvert pipe where we enter crossing it but we'll capture all the runoff from the--

MR. ZIEGLER: Only the major storms would cause--

MR. EWALD: Correct, but we have a, all the water will be collected, it goes to a detention area and then it's regulated how fast it's released from the detention area so there's not more water released.

MR. ZIEGLER: Who maintains that?

MR. MENDELBAUM: We do.

MR. KANE: That's now required, right, Mike?

MR. BABCOCK: That's correct.

MR. EWALD: It's all part of DEC requirements.

MR. ZIEGLER: With the last major storm back in the spring, the noreaster that was all rain the stream here along the complex was virtually at the bank.

MR. KANE: There's a detention pond which may actually help that.

MR. EWALD: We're actually showing a decrease in the runoff from the site going onto this stream.

MR. MENDELBAUM: Right now it's going to the stream quicker, we're actually retaining the volume for a longer period of time.

MR. ZIEGLER: It's backed up at the Shop Rite parking lot because it's all covered up with branches and whatnot but that's another issue.

MR. EWALD: That all gets reviewed by the planning board engineer also.

MR. ZIEGLER: Thank you.

MR. KANE: Any further questions sir? Any comments on the project? I guess not. Anybody else for this particular hearing? Seeing as there's not, we'll close the public portion of the hearing and bring it back to Myra and ask her how many mailings we had.

MS. MASON: On October 25, I mailed out 137 notices and had no response.

MR. EWALD: We got two back. Do you want them?

MR. KANE: Could you please?

MR. KRIEGER: If I read the plan correctly, the proposed development doesn't use all the land that you

own, is that correct?

MR. MANDELBAUM: Correct.

MR. KRIEGER: So if in the future it should be necessary to put in additional parking, you don't anticipate that but if it should be necessary, you have land available to do that?

MR. MENDELBAUM: Yes, on the other side of the stream actually quite a bit.

MR. KRIEGER: Now the parking calculations that you made with respect to seniors, does that take into account space for visitors?

MR. MENDELBAUM: We calculated to have, if you take half a car per unit, going to need 45 cars, I think we have 66 so we have plenty of space. Visitors by the way they're not allowed to stay for a long period of time, it's not like they can stay for a week or two weeks, it's not allowed, it's a requirement of the state maximum three days.

MR. KRIEGER: Okay and how do you intend to control so that it's only occupied by eligible seniors?

MR. MANDELBAUM: That's required by the New York State Division, they actually have us design services that control the size and then I have another part of the Division of Housing that allows actually a, controls who lives there and also your Town Code every applicant got to send us an application, age requirement, income requirements, so on and then the management division comes and checks the files every year, actually very highly regulated.

MR. TORPEY: You have people that stay on site.

MR. MENDELBAUM: We have one super, right, he can be

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under 55, he's the only person allowed to be under 55.

MR. KRIEGER: And these are rental units?

MR. MENDELBAUM: Correct.

MR. KANE: Any further questions from the board? I'll accept a motion.

MS. LOCEY: I will offer a motion to grant the requested variances on the application of New Windsor Senior Project as detailed on the agenda of the Zoning Board of Appeals dated November 5, 2007.

MS. GANN: Second the motion.

ROLL CALL

MS. GANN	AYE
MR. TORPEY	AYE
MS. LOCEY	AYE
MR. KANE	AYE

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NEW_WINDSOR_SENIOR_PROJECT_(07-56)

MR. KANE: Request for variance to construct senior housing project in Vails Gate area (as referred by Planning Board).

MR. EWALD: Good evening, Travis Ewald from Pietrzak and Pfau. This is Mr. Mendelbaum. Our project is proposing 90 units of total affordable senior housing, at a parcel with access off of New York State Route 32, it's approximately 4 acres in size. And we're seeking variances for the lot density, the parking calcs, we'd like that reduced from one space per unit to instead of two spaces per unit and for the requirement of 25 foot separation between the sidewalk and the proposed buildings. And the final variance would be from the building requirements for the senior housing we'd like New York State Division of Housing to regulate the building requirements.

MR. KANE: Cutting down trees, substantial vegetation in the building of the project?

MR. EWALD: There will be some clearing of trees.

MR. KANE: What about creating water hazards or runoffs?

MR. EWALD: A full storm water pollution prevention plan has been prepared and there will be no increase in runoff and there will be treatment for all water quality.

MR. KANE: No existing easements running through?

MR. EWALD: There's several easements for two sewer mains which run through the northeastern portion of the project between the buildings and the existing stream.

MR. KANE: The easements are not going to be covered by

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the buildings or parking?

MR. EWALD: No.

MR. KANE: And the proposal is for 25 units?

MR. EWALD: The proposal is for 25 units per acre and the allowable is 18 per acre. The buildings are three story buildings with center hallways, fully sprinklered.

MR. KANE: This is going to be senior housing where they just come in and like an apartment or--

MR. EWALD: Yes.

MR. KANE: So there's no, basically no employees or anything like that that's going to be there?

MR. MENDELBAUM: There's employees, there's management on site and a super that lives on site, just like a regular apartment building.

MR. KANE: It's 66 spaces with 25 units although underneath you need a variance, really shouldn't be too bad.

MR. EWALD: No.

MR. BABCOCK: There should be a paper, does he have the paper I made out today?

MS. MASON: Yes.

MR. BABCOCK: On that paper it will tell you how many units they're proposing.

MR. KANE: Sixty-six.

MS. LOCEY: No, that's what's allowed.

MR. EWALD: We're proposing 90 units plus one superintendent's unit.

MR. KANE: I stand corrected. For the public hearing could you just bring a couple of pictures in of the site?

MR. EWALD: Certainly.

MR. KANE: From the various angles from Route 32 looking at where the driveway will come in.

MR. EWALD: Okay.

MR. KANE: Just give us an overview.

MR. EWALD: Okay.

MR. TORPEY: The driveway's coming in off the existing parking lot, right?

MR. EWALD: Correct.

MR. KANE: There's an existing easement.

MR. TORPEY: They're just coming off the back end of it?

MR. MENDELBAUM: Correct.

MR. KANE: Pictures don't hurt.

MR. KRIEGER: I have a couple things. First of all, Mike, is it the position of the town this is an allowed use?

MR. BABCOCK: Yes, it is.

MR. KRIEGER: So we're talking area variance here?

MR. BABCOCK: That's correct.

MR. KRIEGER: Secondly, I'm, for the information of the board, I don't think this board has jurisdiction to decide who is going to supervise the construction, whether it's the town building department or New York State or anybody else. I don't think it's within the jurisdiction of the ZBA to alter that in any way. Variances may or may not be granted but as to the details of the construction but as far as who is going to do what in essence is the field supervision that's not within the jurisdiction of the board. The last thing which is for the applicant why is it that you're proposing that you think that .72 parking places .71, whichever it is parking places per unit would be adequate?

MR. MENDELBAUM: From our experience in all our sites most of our sites we only have half a space per unit and that's ample parking from our experience. People who live there on a fixed income, most of them actually don't have cars, so we have been through over 600 apartments that we have experience with through the 10 years that we have been doing it that we can tell you for sure that it is not used.

MR. TORPEY: Well, they're seniors too.

MR. MENDELBAUM: Absolutely, most of the people are a specific income criteria required to live here and good portion of them will not have cars at all. But can I go back to the building with the request for a variance is not who inspects the building, it's a design of the building. Your board, your Town Board created specific design criteria for total affordable housing and New York State Division of Housing has specific requirement for their building and that's what we need a variance for the design criteria of the building, not the inspection, the inspection would be your building

department.

MR. KRIEGER: Whichever it is if the Town Board has requirements for the design requirements it's not within the legal power of this board to sit as an appeals body for the Town Board.

MR. BABCOCK: Well, it's the zoning code and zoning code states that they just, one idea it states that the stoves cannot be open flame. In other words, they can't be a gas stove, that's one of the Town of New Windsor requirements. What he's saying is that he doesn't want to follow New Windsor requirements cause he's subject to New York State requirements.

MR. MENDELBAUM: New York State Division of Housing, although most of the stuff that the town asks is almost identical to what you want but there's a few things so instead of going--

MR. BABCOCK: I went over some of the stuff with the applicant today and the three or four things that we touched on through the code he either meets or exceeds them.

MR. TORPEY: Safety.

MR. BABCOCK: It's a safety thing, it's the size of the units, he's over the size of our requirements.

MR. MENDELBAUM: They have their own criteria.

MR. BABCOCK: There's two sets of criteria.

MR. KRIEGER: The project as it's proposed meets the town criteria.

MR. BABCOCK: Maybe not all of it, it meets the state, he wants to comply with the state not the town.

MR. KANE: Towns can make it more restrictive but not less so--

MR. MENDELBAUM: It's the state and the town is a little bit different. I think from memory the town may want like 18 square feet for storage and the state prefers to have it 15 feet of storage but one more room in the apartment. You follow me? So, I mean, 3 feet here, 2 foot here, so I thought make life easier instead of going back and forth once I'm done with the planning board here I have to submit the complete application with a building design to New York State Division of Housing and they have the design division who actually reviews, architects who review the building according to New York State Division of Housing requirement. I don't want to go to him with his requirement and revise with their requirement and go back revise with their requirement. Architects are not cheap, their building designer will be probably close to \$150,000 by the time we're done. I want to design it once, meet the state requirement cause I don't have the money to, you know.

MR. BABCOCK: If he designs it to the Town Code the state will not approve it.

MR. KRIEGER: Yeah, from what I understand he meets most of the Town Code, there are a couple of provisions that he doesn't meet.

MR. BABCOCK: That's correct.

MR. KRIEGER: With respect to the jurisdiction of this board without specifically researching it which I haven't done yet but my first reaction is I would feel more comfortable with this board granting variances for those to entertain applications for variances for those things that they want varied as opposed to some blanket--

MR. BABCOCK: They're under one section and it's 300-18 (i), these are the general requirements for the units, building design, general requirements for the building so if he wants relief from that section of the code--

MR. MENDELBAUM: And not, you say as requested by New York State Division of Housing because they're going to review it.

MR. KRIEGER: I don't think it's within the power of this board to grant some blanket variance that may or may not fit later on, you know, sort of a wild card if you will just go up to New York State and say well--

MR. BABCOCK: It's not a wild card, it's a section of the zoning code.

MR. KRIEGER: I understand that but what I'm saying in order for the board to act on it they would need to know specifically what's being varied and they're not just going to--

MR. BABCOCK: This section of the code is being varied.

MR. KRIEGER: In total?

MR. BABCOCK: It's 300-18 (i)

MS. LOCEY: General building and unit requirements.

MR. BABCOCK: That's correct.

MS. MASON: It's attached to your paperwork there.

MS. LOCEY: I just wanted to make sure.

MS. MASON: Yeah, that's it.

MR. BABCOCK: In my mind, it's just like the one prior to that which is a 25 foot setback, it's a section of

the code.

MR. KRIEGER: Well, I understand that it's a section of the code but in this particular case and I haven't looked at it specifically but you said it's called general design criteria?

MR. BABCOCK: Yeah, general building compliance.

MR. KRIEGER: Encompasses a number of items, does it not?

MR. BABCOCK: That's correct.

MR. KRIEGER: Unlike what you were citing which is a single item.

MR. BABCOCK: Right, yeah, there's several items within the code Section 300-18 (i).

MR. KRIEGER: What would the board be asked to vary?

MR. BABCOCK: The entire section.

MR. MENDELBAUM: Can I give you a quick sample, talking about the common space, your code says for common space activities which is the community room you ask for 20 square foot per dwelling unit, Division of Housing is 50 square feet, so you're not giving me a blanket.

MR. KRIEGER: I have no problem with the board voting on specific variances like that the common space just as he's stated it, he needs to have it varied because it's a variance within New York State code. And if I understand the conversation there's, that's occurred so far it's being made up but it's being compensated for cause New York State Code requires a different allocation of space, shall we say, it's the same space, I have no problem with those specific requirements. I have some problem with sort of general where you don't

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have to follow any of it.

MR. MENDELBAUM: No, you have to meet New York State Division.

MR. KRIEGER: I understand the New York State, if there are specific requirements this is what I'm saying at the final hearing you should be repaired to make specific variance requests, we want to vary the common space, however long the list is, there ought to be a list so that somebody after the board is done among other things the building department will know exactly what it is that they're supposed to do or not do.

MR. BABCOCK: We want to follow New York State Code instead of the Town Code under 300-18 (i), that's it.

MR. KANE: Is there away for us to--

MR. BABCOCK: We have to sit with every item.

MS. LOCEY: That's what he's saying, he thinks we should have line item by line item.

MR. BABCOCK: If you want a line item we'll have to do that.

MR. TORPEY: What are we varying?

MR. BABCOCK: The entire section.

MR. TORPEY: I'm fine with that.

MR. KANE: Can you state that in a way that covers that it meets the minimum of New York State requirements for everything in that particular section?

MR. BABCOCK: I think you can say that we're going to give you a variance from 300-18 (i) but you must comply with New York State regulations.

MR. KRIEGER: The essential problem that I have here Zoning Board of Appeals cannot write legislation and this board just granting a blanket variance for some section saying this section doesn't apply is coming very close to creating legislation.

MR. BABCOCK: We can do this.

MR. MENDELBAUM: We'll give you specifics, how's that?

MR. KRIEGER: That's fine, then they don't have to say--

MR. MENDELBAUM: If it makes your life easier.

MR. KRIEGER: It can be specific.

MR. MENDELBAUM: I will meet with your building department and if that will make your life easier we'll be happy to do that.

MR. KANE: Not about making it easy, covering every base and making it legal.

MR. KRIEGER: It's a question of when you get done you don't want to be facing some court challenge because the Zoning Board of Appeals did not do what it was supposed to do and/or did something it wasn't supposed to do. I presume once you're done with this procedure you'd like to be done with it and moving on?

MR. MENDELBAUM: No problem, I'll speak to the building department, we'll get together and we'll go down the code.

MR. KANE: Bring your coffee, we'll be here.

MR. BABCOCK: No, it's a matter of listing all the criteria.

MR. MENDELBAUM: There's not that many.

MR. KRIEGER: If you want to make out a schedule that's fine, doesn't matter whether it's 1, 2, 20 or 30.

MR. BABCOCK: Could I ask could we do this and bring it back at the public hearing or--

MR. KANE: Absolutely.

MR. KRIEGER: Yes.

MR. BABCOCK: That will be fine.

MR. KANE: It's like anything else in the preliminary we're just asking for that so that's not going to delay.

MR. TORPEY: So we're voting on something.

MR. BABCOCK: We could do this within the next few days if you need it. Do you want it in advance of the meeting or just at that meeting?

MR. KRIEGER: If you have it I want to look at that section first and look at the list.

MR. KANE: If it's problematic I want to let you know. The problem becomes do we need to list it individually in the public notice or we can, or how does that go?

MR. BABCOCK: We did the public notice today, it has to be done today for timing in the newspaper and we put in 300-18 (i).

MR. KANE: So what we're going to do there specifically is the specifics of 300-18 (i).

MR. KRIEGER: Public notice is fine because it

encompasses, it's a generality, encompasses the specifics that you're going to propose here, it couldn't work the other way around but it could work this way.

MR. KANE: Okay, that sounds good.

MR. BABCOCK: We'll supply that to Andy within the next few days and if there's any questions we'll get it corrected.

MR. KRIEGER: Send it over to me, if it's problematic I'll get back to you.

MR. KANE: Any further questions from the board?

MS. GANN: For the public hearing can we get a little bit more detail on what the buildings might be looking like?

MR. EWALD: Absolutely.

MR. MENDELBAUM: You might even have something you want from the site plan or the building itself?

MS. GANN: The building, what it will look like, the building.

MR. KRIEGER: Elevations.

MR. MENDELBAUM: We've got a bunch of pictures and we'll bring them.

MR. KANE: Thank you. Further questions? If not, I'll accept a motion.

MS. LOCEY: I will offer a motion to schedule a public hearing on the application of New Windsor Senior Project and the requested variances as detailed on the agenda of the October 22, 2007 Zoning Board of Appeals

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and as further discussed in the preliminary meeting.

MR. TORPEY: I'll second that.

ROLL CALL

MS. GANN	AYE
MS. LOCEY	AYE
MR. TORPEY	AYE
MR. KANE	AYE



THE SENTINEL

P.O. BOX 406
VAILS GATE, NY 12584

Invoice

Date	Invoice #
11/6/2007	952

Bill To
TOWN OF NEW WINDSOR 555 UNION AVE NEW WINDSOR, NY 12553

P.O. No.	Terms	Project

Issue Date	Description	Rate	Amount
10/26/2007	LEGAL ADS: PUBLIC HEARING NOTICE -WARWICK PROPERTIES 07-56	23.30	23.30
	1 AFFIDAVIT	4.00	4.00
<div data-bbox="584 1038 892 1245" data-label="Image"></div>			
Total			\$27.30

**PUBLIC HEARING NOTICE
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR**

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York, will hold a Public Hearing on the following Proposition:

Appeal No. 07-56

Request of WARWICK
PRROPERTIES (NEW WINDSOR
SENIOR PROJECT)

for a VARIANCE of the Zoning Local
Law to Permit:

Variance for Senior housing density
(18units/acre permitted = 66)
(25units/acre proposed = 91)

Variance for off-street parking
(91 spaces required) (66
spaces provided)

Variance to Section 300-18-
H(7)(a)[4] (Each principal building
will be not less than 25 feet from any
parking area, roadway and/or curb.
If such area includes a sidewalk, the
setback shall be measured from the
building side of the walk.

Variance to provisions of Section 300-
181 - Town of New Windsor Code

TOWN OF NEW WINDSOR

CODE: Senior Housing Regulations
- Section 300-18 & 300-18.1

SITE DENSITY
18 units/acre = 66
25 units/acre = 91
25 units

O/S PARKING SPACES
91 spaces
66 spaces
25 spaces

PUBLIC HEARING will take place
on NOVEMBER 5, 2007 at the
New Windsor Town Hall, 555 Union
Avenue, New Windsor, New York
beginning at 7:30 P.M.

Michael Kane, Chairman

State of New York

County of Orange, ss:

Kathleen O'Brien being duly sworn
disposes and says that she is
the Supervisor of Legal Dept. of the
E.W. Smith Publishing Company; Inc.,
Publisher of The Sentinel, a weekly
newspaper published and of
general circulation in the Town of New
Windsor, Town of Newburgh and City
of Newburgh and that the notice of which
the annexed is a true copy was published
in said newspaper, 1 time (s)
commencing on
the 26th day of Oct. A.D., 2007
and ending on the 26th day of
Oct. A.D. 2007

Kathleen O'Brien
Subscribed and shown to before me
this 14th day of Nov, 2007.

Deborah Green
Notary Public of the State of New York
County of Orange.

DEBORAH GREEN
Notary Public, State of New York
Qualified in Orange County
#4984065
Commission Expires July 15, 2011

My commission expires _____.

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#817-2007

10/23/2007

Peietrzak & Pfau Engineering & Surveying Pllc *ZBA 07-56*

Received \$ 150.00 for Planning Board Fees, on 10/23/2007. Thank you for
stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

AFFIDAVIT OF MAILING

**ZONING BOARD OF APPEALS: TOWN OF NEW WINDSOR
COUNTY OF ORANGE: STATE OF NEW YORK**

-----X

In the Matter of the Application for Variance of

NEW WINDSOR SENIOR HOUSING

**AFFIDAVIT OF
SERVICE
BY MAIL**

#07-56

X

STATE OF NEW YORK)

) SS:

COUNTY OF ORANGE)

MYRA L. MASON, being duly sworn, deposes and says:

That I am not a party to the action, am over 18 years of age and reside at 131 Mt. Airy Road, New Windsor, NY 12553.

That on the 25TH day of **OCTOBER**, 2007, I compared the 137 addressed envelopes containing the Public Hearing Notice pertinent to this case with the certified list provided by the Assessor's Office regarding the above application for a variance and I find that the addresses are identical to the list received. I then placed the envelopes in a U.S. Depository within the Town of New Windsor.

Sworn to before me this

Myra L. Mason
Myra L. Mason, Secretary

5th day of November, 2007

J. Gallagher
Notary Public

JENNIFER GALLAGHER
Notary Public, State of New York
No. 01GA6050024
Qualified in Orange County
Commission Expires 10/30/10

PUBLIC HEARING NOTICE
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York, will hold a Public Hearing on the following Proposition:

Appeal No. 07-56

Request of WARWICK PRROPERTIES (NEW WINDSOR SENIOR PROJECT)

for a VARIANCE of the Zoning Local Law to Permit:

Variance for Senior housing density
(18units/acre permitted = 66) (25units/acre proposed = 91)

Variance for off-street parking
(91 spaces required) (66 spaces provided)

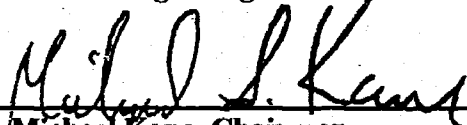
Variance to Section 300-18-H(7)(a)[4] (Each principal building will be not less than 25 feet from any parking area, roadway and/or curb. If such area includes a sidewalk, the setback shall be measured from the building side of the walk.

Variance to provisions of Section 300-18 I - Town of New Windsor Code

TOWN OF NEW WINDSOR CODE: Senior Housing Regulations – Section 300-18 & 300-18.1

SITE DENSITY	18 units/acre =66	25 units/acre =91	25 units
O/S PARKING SPACES	91 spaces	66 spaces	25 spaces

PUBLIC HEARING will take place on NOVEMBER 5, 2007 at the New Windsor Town Hall, 555 Union Avenue, New Windsor, New York beginning at 7:30 P.M.


Michael Kane, Chairman

TOWN OF NEW WINDSOR
REQUEST FOR NOTIFICATION LIST

CHECKED BY MYRA: 10-23-07 mm

DATE: 10-23-07 PROJECT NUMBER: ZBA# 07-56 P.B. # _____

APPLICANT NAME: NEW WINDSOR SENIOR PROJECT

PERSON TO NOTIFY TO PICK UP LIST:

PIETRZAK & PFAU ENGINEERING & SURVEYING, PLLC
262 GREENWICH AVE.
GOSHEN, NY 10924

TELEPHONE: 294-0606

TAX MAP NUMBER: SEC. 65 BLOCK 2 LOT 29
SEC. _____ BLOCK _____ LOT _____
SEC. _____ BLOCK _____ LOT _____

PROPERTY LOCATION: RT. 32
VAILS GATE

LIST OF PROPERTY OWNERS WITHIN 500 FT. FOR SITE PLANS/SUBDIVISION _____
(IS NOT PREPARED ON LABELS)

❖ ❖

THIS LIST IS BEING REQUESTED BY:

NEW WINDSOR PLANNING BOARD: _____

SITE PLAN OR SUBDIVISION: (ABUTTING AND ACROSS ANY STREET) _____

SPECIAL PERMIT ONLY: (ANYONE WITHIN 500 FEET) _____

AGRICULTURAL DISTRICT:
(ANYONE WITHIN THE AG DISTRICT WHICH IS WITHIN 500'
OF SITE PLAN OR SUBDIVISION PROJECT) _____

❖ ❖

NEW WINDSOR ZONING BOARD XXX

LIST WILL CONSIST OF ALL PROPERTY WITHIN 500 FEET OF PROJECT XXX

❖ ❖

AMOUNT OF DEPOSIT: 25.00 CHECK NUMBER: PAID 1/26/07

TOTAL CHARGES: _____



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4631
Fax: (845) 563-3101
J. Todd Wiley, IAO

Assessor's Office

October 23, 2007

Pietrzka & PFAU Engineering & Surveying, PLLC
262 Greenwich Avenue
Goshen, NY 10924

Re: 65-2-29 ZBA#07-56 (137)

Dear Sirs:

According to our records, that attached list of property owners are within five hundred (500) feet of the above-referenced property.

The charge for this service is \$152.00, minus your deposit of \$25.00.

Please remit the balance of \$127.00 to the Town Clerk's Office.

Sincerely,

J. Todd Wiley, IAO
Sole Assessor

JTW/lrd
Attachments

CC: Myra Mason, ZBA

49-1-9
Gail Petrocelli
66 Continental Drive
New Windsor, NY 12553

49-1-10
Edward & Linda Christian
68 Continental Drive
New Windsor, NY 12553

49-1-11
AnnMarie Marchiondo
Frank DeVaney
70 Continental Drive
New Windsor, NY 12553

49-1-12
Felix & Luz DeJesus
72 Continental Drive
New Windsor, NY 12553

49-1-13
Edward & Linda Spreer
74 Continental Drive
New Windsor, NY 12553

49-1-20.1 & 65-2-30
Tower Management Financing
Partnership LP
680 Kinderkamack Road
River Edge, NJ 07661

49-1-21 & 49-1-22
Old Forge Hill Inc.
360 Old Forge Hill Road
New Windsor, NY 12553

49-1-23.1 & 49-1-24
Carmine Andriuolo
363 Windsor Highway
New Windsor, NY 12553

65-2-12.1
WVR Real Estate II LLC
162-5 Northmain Street
Florida, NY 10921

65-2-13
Frederick Kass
367 Windsor Highway
New Windsor, NY 12553

65-2-14
New Windsor Dental Management Corp.
375 Windsor Highway, Suite 300
New Windsor, NY 12553

65-2-15
Blix Corporation
PO Box 1002
Highland Mills, NY 10930

65-2-16.1
Lizzie Realty LLC
24 Dunning Road
Middletown, NY 10940

65-2-20
Norstar Bank of Upstate NY
C/o Bank of America
Attn: Corporate Real Estate Assessments
NC1-001-03-81 101 N. Tryon Street
Charlotte, NC 28255

65-2-21 & 65-2-22
Mans Brothers Realty Inc.
PO Box 247
Vails Gate, NY 12584

65-2-23
Vails Gate Property LLC
878 Blooming Grove Turnpike
New Windsor, NY 12553

65-2-24
RJM Realty Group, LLC
9 Hawthorne Place Apt. 2N
Boston, MA 02114

65-2-25.11
393 Windsor LLC
C/o 1833 Norstrand Avenue Corp.
Real Estate Tax Dept. Store 159
PO Box 3165
Harrisburg, PA 17105

65-2-25.2 & 65-2-28
The Vails Gate Fire Company
PO Box 101
Vails Gate, NY 12584

65-2-26 & 65-2-27
Vails Gate United Methodist Church
PO Box 37
Vails Gate, NY 12584

65-2-32
Leemilts Petroleum Inc.
Attn: Marketing
125 Jericho Turnpike, Suite 103
Jericho, NY 11753

65-2-33.5 & 70-1-45
833 Blooming Grove Tpke. Associates
833 Blooming Grove Turnpike
New Windsor, NY 12553

65-2-34
CRE JV Mixed Five NY 2 Branch
Holdings LLC C/o First States Mang. LP
680 Old York Road
Jenkintown, PA 19046

65-2-43
Rising Sun Properties LLC
815 Blooming Grove Tpke. Suite 1001
New Windsor, NY 12553

70-1-6 & 70-1-7
Goetze Properties, LLC
2084 Boston Post Road
Larchmont, NY 10538

70-1-8
Lorene Wreford
16 Marshall Drive
New Windsor, NY 12553

70-1-9
Nancy Driscoll
18 Marshall Drive
New Windsor, NY 12553

70-1-43
Anthony & Florence Shipman
1 Marshall Drive
New Windsor, NY 12553

70-1-44
Constantino De Sousa
PO Box 4266
New Windsor, NY 12553

70-1-46.5
Knox Village Associates
835 Blooming Grove Turnpike
New Windsor, NY 12553

72-1-1
Hyman & Rosemary Goldman
810 Blooming Grove Tpke. Unit 7
New Windsor, NY 12553

72-1-2
Catherine Franchini
810 Blooming Grove Tpke. Unit 8
New Windsor, NY 12553

72-1-3
John Cantone
5 Lakeview Drive
Newburgh, NY 12550

72-1-4
Florence Marotta
810 Blooming Grove Tpke. Unit 4
New Windsor, NY 12553

72-1-5
Donald & Mary Conyea
96 Blooming Grove Turnpike
New Windsor, NY 12553

72-1-6
Munsali Hassam
810 Blooming Grove Tpke. Unit 2
New Windsor, NY 12553

72-1-7
Lorraine DeLatorre
810 Blooming Grove Tpke. Unit 5
New Windsor, NY 12553

72-1-8
Roger Newman
PO Box 396
Cornwall on Hudson, NY 12520

72-1-9
Frank Zazzi
Maria Vesely
40 Pleasant View Drive
Marlboro, NY 12542

72-1-10
Joseph & Elizabeth Farina
810 Blooming Grove Tpke. Unit 17
New Windsor, NY 12553

72-1-11
Margaret-Ann O'Boyle
1 Barker Street, Unit 107
Mt. Kisco, NY 10549

72-1-12
Caroline Tucci
810 Blooming Grove Tpke. Unit 12
New Windsor, NY 12553

72-1-13
Donald Suttlehan
Ann Gay
73 Harth Drive
New Windsor, NY 12553

72-1-14
Alfred & Elizabeth Mascitelli
810 Blooming Grove Tpke. Unit 10
New Windsor, NY 12553

72-1-15 & 72-1-16
William Smith
45 Wright Street
Pearl River, NY 10965

72-2-1
Maureen Manley
810 Blooming Grove Tpke. Unit 112
New Windsor, NY 12553

72-2-2
John Chewens
810 Blooming Grove Tpke. Unit 113
New Windsor, NY 12553

72-2-3
John & Bette Bardin
810 Blooming Grove Tpke. Unit 108
New Windsor, NY 12553

72-2-4
Carolyn Honold
8016 Sanibel Drive
Tamarac, FL 33321

72-2-5 & 72-2-11
Olga Damiano
244 Long Hill Road
Little Falls, NJ 07424

72-2-6
Mary Jeffery
102 Windsor Gate Court
Winston-Salem, NC 27104

72-2-7
Gino Sidoli
Josephine DeStefano
810 Blooming Grove Tpke. Unit 110
New Windsor, NY 12553

72-2-8
Thomas Sr. & Patricia Jobson
10 Peter Avenue
Newburgh, NY 12550

72-2-9
Michael & Carolina Velardi
41 Habitat Lane
Cortland Manor, NY 10567

72-2-10
Joanne Marinello
810 Blooming Grove Tpke. Unit 105
New Windsor, NY 12553

72-2-12
George & Sarah Wadsworth
3333 S. Atlantic Avenue
Daytona Beach Shores, FL 32118

72-2-13
Henry & Debra Chartoff
10538 Black Iron Road
Louisville, KY 40291

72-2-15
Audrey O'Donnell
810 Blooming Grove Tpke. Unit 102
New Windsor, NY 12553

72-2-16
Krista Von Der Heide
810 Blooming Grove Tpke. Unit 103
New Windsor, NY 12553

72-3-1
George Benedict
Gail Farkas
810 Blooming Grove Tpke. Unit 88
New Windsor, NY 12553

72-3-2
Joseph Big
810 Blooming Grove Tpke. Unit 89
New Windsor, NY 12553

72-3-3
Sylvia Perry
George Ripa
810 Blooming Grove Tpke. Unit 84
New Windsor, NY 12553

72-3-4
Joan Mason
810 Blooming Grove Tpke. Unit 85
New Windsor, NY 12553

72-3-5
Anthony D'Angelo
48 Hudson Drive
New Windsor, NY 12553

72-3-6
John & Frances Cavallari
6 Shadowood Lane
New Windsor, NY 12553

72-3-7
Linda Smith
Susan Sloat
18 Waring Road
Newburgh, NY 12550

72-3-8
Meta Ottway
1 Rocky Lane
New Windsor, NY 12553

72-3-9
Paul & Rachael Neugebauer
810 Blooming Grove Tpke. Unit 96
New Windsor, NY 12553

72-3-10
Jay Ziegler Jr.
810 Blooming Grove Tpke. Unit 97
New Windsor, NY 12553

72-3-11
Shirley Jones
Mary Drennen
324 Hudson Street
Cornwall on Hudson, NY 12520

72-3-12
Philip Gliedman Jr.
810 Blooming Grove Tpke. Unit 93
New Windsor, NY 12553

72-3-13
Carla Carbone
105 Chadwick Place
Newburgh, NY 12550

72-3-14
Gerard Chrinian
810 Blooming Grove Tpke. Unit 91
New Windsor, NY 12553

72-3-15
Daniel Reis
810 Blooming Grove Tpke. Unit 94
New Windsor, NY 12553

72-3-16 & 72-4-12
Paul & Margaret Arnoldo
9 Foley Road
Katonah, NY 10536

72-4-1
Joan St. John
810 Blooming Grove Tpke. Unit 72
New Windsor, NY 12553

72-4-2
John Pedrick
Linda Tansosch
23 Church Street
Wallkill, NY 12589

72-4-3
Margaret O'Dea
810 Blooming Grove Tpke. Unit 68
New Windsor, NY 12553

72-4-4
Catherine Cook
810 Blooming Grove Tpke. Unit 69
New Windsor, NY 12553

72-4-5
Anthony Mancinelli
810 Blooming Grove Tpke. Unit 66
New Windsor, NY 12553

72-4-6
Lorraine Kirkland
366 NW Mallard Place
Lake City, FL 32055

72-4-7
Michael & Mary Jean Purdy
810 Blooming Grove Tpke. Unit 70
New Windsor, NY 12553

72-4-8
Marie Spagnola
810 Blooming Grove Tpke. Unit 71
New Windsor, NY 12553

72-4-9
Jeffrey & Carol Perry
PO Box 604
Cornwall, NY 12518

72-4-10
Heidi Fahl
810 Blooming Grove Tpke. Unit 81
New Windsor, NY 12553

72-4-11
Patricia Chiocchi
8 Chads Ford Lane
Newburgh, NY 12550

72-4-13
Donald & Anne McClellan
810 Blooming Grove Tpke. Unit 74
New Windsor, NY 12553

72-4-14
Evelyn Ennis
810 Blooming Grove Tpke. Unit 75
New Windsor, NY 12553

72-4-15
Richard Germaine
810 Blooming Grove Tpke. Unit 78
New Windsor, NY 12553

72-4-16
Jeffery & Carol Perry
810 Blooming Grove Tpke. Unit 79
New Windsor, NY 12553

72-5-1
Christine Pettit
810 Blooming Grove Tpke. Unit 56
New Windsor, NY 12553

72-5-2
Mary Kirkpatrick
810 Blooming Grove Tpke. Unit 57
New Windsor, NY 12553

72-5-3
John & Claire Benson
810 Blooming Grove Tpke. Unit 52
New Windsor, NY 12553

72-5-4
Charlotte Gillespie
810 Blooming Grove Tpke. Unit 53
New Windsor, NY 12553

72-5-5
Vincenzina Sorbello
810 Blooming Grove Tpke. Unit 50
New Windsor, NY 12553

72-5-6
Connie Salomatoff
810 Blooming Grove Tpke. Unit 51
New Windsor, NY 12553

72-5-7
Dennis Byrne
April VonHahsel
194 N Fostertown Drive
Newburgh, NY 12550

72-5-8
Kenneth & Jeri Holt
1 Shaker Court
Wallkill, NY 12589

72-5-9
Beverly Edwards
810 Blooming Grove Tpke. Unit 64
New Windsor, NY 12553

72-5-10
Rosario & Susan Tirella
51 Andrews Street
Staten Island, NY 10305

72-5-11
Maria Teresa McCallum
Maureen McKinney
303 Cloverdale Court
New Windsor, NY 12553

72-5-12
Catherine Fant
810 Blooming Grove Tpke. Unit 61
New Windsor, NY 12553

72-5-13
Helen Sauerbach
9 Puritan Lane
Washingtonville, NY 10992

72-5-14
Marion Macri
810 Blooming Grove Tpke. Unit 59
New Windsor, NY 12553

72-5-15
Roland & Wanda Mitchell
810 Blooming Grove Tpke. Unit 62
New Windsor, NY 12553

72-5-16
George Negus
Susan Sloat & Linda Smith
810 Blooming Grove Tpke. Unit 63
New Windsor, NY 12553

72-6-1
Alberta Murtaugh
810 Blooming Grove Tpke. Unit 40
New Windsor, NY 12553

72-6-2
James & Donna Pullar
810 Blooming Grove Tpke. Unit 41
New Windsor, NY 12553

72-6-3
Clarence & Carmella Starsiak
810 Blooming Grove Tpke. Unit 36
New Windsor, NY 12553

72-6-4
Leonard & Alice Bauer
PO Box 4320
New Windsor, NY 12553

72-6-5
James & Helen Mc Keegan
810 Blooming Grove Tpke. Unit 34
New Windsor, NY 12553

72-6-6
Roy Pirhala
810 Blooming Grove Tpke. Unit 35
New Windsor, NY 12553

72-6-7
Michael Smith
810 Blooming Grove Tpke. Unit 38
New Windsor, NY 12553

72-6-8
Teresa Baruffaldi
810 Blooming Grove Tpke. Unit 39
New Windsor, NY 12553

72-6-9
Lucy Esposito
810 Blooming Grove Tpke. Unit 48
New Windsor, NY 12553

72-6-10
Kathryn Neuss
104 Plattekill Road
Marlboro, NY 12542

72-6-11
Dana Richner
810 Blooming Grove Tpke. Unit 44
New Windsor, NY 12553

72-6-12
Barbara Nucifore
810 Blooming Grove Tpke. Unit 45
New Windsor, NY 12553

72-6-13
Marie Cathcart
Norma Weygant
810 Blooming Grove Tpke. Unit 42
New Windsor, NY 12553

72-6-14
Frank Sr. & Jean Civitano
810 Blooming Grove Tpke. Unit 43
New Windsor, NY 12553

72-6-15
Dolores Hanretta
810 Blooming Grove Tpke. Unit 46
New Windsor, NY 12553

72-7-9
Thomas Fenton
810 Blooming Gove Tpke. Unit 24
New Windsor, NY 12553

72-6-16
Jules & Marion Levine
2 Park Place Apt. C3A
Newburgh, NY 12550

72-7-10
John & Lynne Silvagni
350 N Water Street Unit 2-16
Newburgh, NY 12550

72-7-1
Keith & Elizabeth Cardenas
810 Blooming Grove Tpke. Unit 32
New Windsor, NY 12553

72-7-11
Angeline Gallifuco
810 Blooming Grove Tpke. Unit 20
New Windsor, NY 12553

72-7-2
Eudora Ronk
810 Blooming Grove Tpke. Unit 33
New Windsor, NY 12553

72-7-12
William John McCracken
C/o Joann McCracken
36 C Alphine Drive
Wappingers Falls, NY 12590

72-7-3
Howard & Sue Rogers
810 Blooming Grove Tpke. Unit 28
New Windsor, NY 12553

72-7-13
Charles & Geraldine Scibetti
PO Box 151
Mountainville, NY 10953

72-7-4
Mike & Mary Carbone
810 Blooming Grove Tpke. Unit 29
New Windsor, NY 12553

72-7-14 & 72-7-15
John & Carol Glynn
810 Blooming Grove Tpke. Unit 19
New Windsor, NY 12553

72-7-5
Beauregard & Mary Robinson
810 Blooming Grove Tpke. Unit 26
New Windsor, NY 12553

72-7-16
Patricia Harrison
138 Beechwood Road
Oradell, NJ 07649

72-7-6
Vincent Valicenti
810 Blooming Grove Tpke. Unit 27
New Windsor, NY 12553

72-7-7
Richard Trifilo
JoAnn Pulliam
1019 Ethan Allen Drive
New Windsor, NY 12553

72-7-8
Ramona Zaccaro
810 Blooming Grove Tpke. Unit 31
New Windsor, NY 12553

NON 5

OFFICE OF THE PLANNING BOARD
TOWN OF NEW WINDSOR
ORANGE COUNTY, NY

NOTICE OF DISAPPROVAL OF PLANNING BOARD APPLICATION

PLANNING BOARD FILE NUMBER: 07-01

DATE: 10-19-07

APPLICANT:

Warwick Properties
1 Crescent Avenue
Warwick, NY 10990

PLEASE TAKE NOTICE THAT YOUR APPLICATION:

DATED: _____

FOR: SITE PLAN

LOCATED AT: Off NYS Route 32

ZONE: R-4

DESCRIPTION OF EXISTING SITE: SEC: 65 BLOCK: 2 LOT: 29

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

Variance for Senior housing density

(18units/acre permitted = 66) (25units/acre proposed = 91)

Variance for off-street parking

(91 spaces required) (66 spaces provided)

Variance to Section 300-18-H(7)(a)[4] (Each principal building will be not less than 25 feet from any parking area, roadway and/or curb. If such area includes a sidewalk, the setback shall be measured from the building side of the walk.

for SECTION 300-18-I
Variance to provisions of ~~Section 300-18-I Town of New Windsor Code~~ ON BACK

~~TOWN OF NEW WINDSOR CODE: Senior Housing Regulations - Section 300-18 & 300-18.1~~

Mark J. Edsall P.E. & P.P.
Mark J. Edsall, P.E., P.P.
Engineer for the Planning Board

300-18-I [1] [6] REQ COMMUNITY SPACE EQUAL TO 20 SQ FT PER UNIT PRO 15 SQ FT VARIANCE REQ 15 SQ FT

300-18-I [3] [e] DOOR THRESHOLDS ^{required to be} ARE FLUSH WITH THE FLOOR TAPPED DO THRESHOLDS TO MEET NYS H.C. CODE

300-18-I [4] [i] // SAME AS ABOVE //

300-18-I [4] [g] ELECTRIC OUTLETS are required TO BE LOCATED 24 INCHES OFF FLOOR 16 INCHES, 8 INCHES PER NATIONAL ELECTRIC CODE

300-18-I [5] 20 SQ FT OF STORAGE PER UNIT 15 SQ FT 5 SQ FT

CC: A Kreiger
Mark

RESULTS OF Z.B.A. MEETING OF:

October 22, 2007PROJECT: New Windsor Senior ProjectZBA # 07-56

P.B.# _____

USE VARIANCE:

NEED: EAF _____

PROXY _____

LEAD AGENCY: M) _____ S) _____ VOTE: A _____ N _____

GANN _____

LUNDSTROM _____

LOCEY _____

TORPEY _____

KANE _____

CARRIED: Y _____ N _____

PUBLIC HEARING: M) _____ S) _____ VOTE: A _____ N _____

GANN _____

LUNDSTROM _____

LOCEY _____

TORPEY _____

KANE _____

CARRIED: Y _____ N _____

NEGATIVE DEC: M) _____ S) _____ VOTE: A _____ N _____

GANN _____

LUNDSTROM _____

LOCEY _____

TORPEY _____

KANE _____

CARRIED: Y _____ N _____

APPROVED: M) _____ S) _____ VOTE: A _____ N _____

GANN _____

LUNDSTROM _____

LOCEY _____

TORPEY _____

KANE _____

CARRIED: Y _____ N _____

ALL VARIANCES - PRELIMINARY APPEARANCE:

SCHEDULE PUBLIC HEARING:

M) Lo S) 1VOTE: A 4 N 0GANN A~~LUNDSTROM~~ ALOCEY ATORPEY AKANE ACARRIED: Y ☒ N _____

PUBLIC HEARING:

STATEMENT OF MAILING READ INTO MINUTES _____

VARIANCE APPROVED:

M) _____ S) _____ VOTE: A _____ N _____

GANN _____

LUNDSTROM _____

LOCEY _____

TORPEY _____

KANE _____

CARRIED: Y _____ N _____

Need pictures of site for P.H.Need Sect. 300-18 I Itemized as to specific variancesNotice OKElevation of Bldg requiredOctober 22, 2007

**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS**

APPLICATION FOR VARIANCE

Date: _____

I. Applicant Information:

- (a) Warwick Properties - 1 Crescent Avenue, Warwick, NY 10990
(Name, address and phone of Applicant) (Owner)
- (b) SAME AS APPLICANT
(Name, address and phone of purchaser or lessee)
- (c) _____
(Name, address and phone of attorney)
- (d) Pietrzak & Pfau Engineering & Surveying, PLLC - 262 Greenwich Avenue, Goshen, NY 10924
(Name, address and phone of contractor/engineer/architect/surveyor)

II. Application type:

☐ Use Variance
☒ Area Variance

☐ Sign Variance
☐ Interpretation

III. Property Information:

- (a) R-4 NYS Route 32 4-1-60 4.14±
(Zone) (Address of Property in Question) (S-B-L) (Lot size)
- (b) What other zones lie within 500 feet? R4 and C
- (c) Is pending sale or lease subject to ZBA approval of this Application? NO
- (d) When was property purchased by present owner? 8/07
- (e) Has property been subdivided previously? NO
- (f) Has property been subject of variance previously? NO. If so, when? _____
- (g) Has an Order to Remedy Violation been issued against the property by the Building/Zoning/Fire Inspector? NO
- (h) Is there any outside storage at the property now or is any proposed? NO

IV. Use Variance.

- (a) Use Variance requested from New Windsor Zoning Local Law,
Section _____, Table of _____ Regs., Col. _____.

(Describe proposal) _____

RECEIVED OCT 18 2007

(b) The legal standard for a "Use" Variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

V. Area Variance: SEE ATTACHED SHEETS

(a) Area variance requested from New Windsor Zoning Local Law,
Section _____, Table of _____ Regs., Col. _____.

Requirements	Proposed or Available	Variance Request
Min. Lot Area	_____	_____
Min. Lot Width	_____	_____
Reqd. Front Yd.	_____	_____
Reqd. Side Yd.	_____	_____
Reqd. Rear Yd.	_____	_____
Reqd. Street Frontage*	_____	_____
Max. Bldg. Hgt.	_____	_____
Min. Floor Area*	_____	_____
Dev. Coverage*	_____	_____
Floor Area Ratio**	_____	_____
Parking Area	_____	_____

* Residential Districts only

** Non-residential districts only

✓ (b) In making its determination, the ZBA shall take into consideration, among other aspects, the benefit to the applicant if the variance is granted as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. Also, whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; (2) whether the benefit sought by the applicant can be achieved by some other method feasible for the applicant to pursue other than an area variance; (3) whether the requested area variance is substantial; (4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and (5) whether the alleged difficulty was self-created. Describe

why you believe the ZBA should grant your application for an area variance:

SEE ATTACHED

VI. Sign Variance:

- (a) Variance requested from New Windsor Zoning Local Law, Section _____, Supplementary Sign Regulations

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Sign #1	_____	_____	_____
Sign #2	_____	_____	_____
Sign #3	_____	_____	_____
Sign #4	_____	_____	_____

- (b) Describe in detail the sign (s) for which you seek a variance, and set forth your reasons for requiring extra or oversized signs.

- (c) What is total area in square feet of all signs on premises including signs on windows, face of building and free-standing signs? _____.

VII. Interpretation.

- (a) Interpretation requested of New Windsor Zoning Local Law, Section _____.

- (b) Describe in detail the proposal before the Board:

✓ **VIII. Additional comments:**

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaped, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

IX. Attachments required:

- ____ Copy of referral from Bldg./Zoning Inspector or Planning Board.
- ____ Copy of tax map showing adjacent properties.
- ____ Copy of contract of sale, lease or franchise agreement. Copy of deed and title policy.
- XX Copy of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot in question.
- ____ Copy(ies) of sign(s) with dimensions and location.
- XX Two (2) checks, one in the amount of \$ _____ and the second check in the amount of \$ _____, each payable to the TOWN OF NEW WINDSOR.
- ____ Photographs of existing premises from several angles.

X. Affidavit.

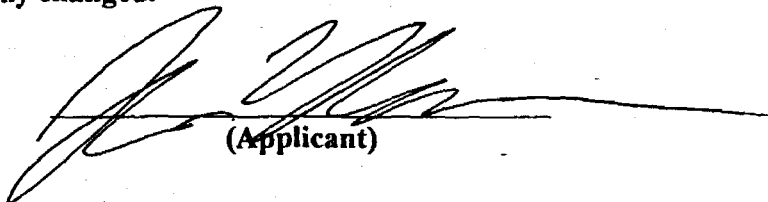
Date: _____

STATE OF NEW YORK)

) SS.:

COUNTY OF ORANGE)

The undersigned applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his/her knowledge or to the best of his/or information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance granted if the conditions or situation presented herein are materially changed.


(Applicant)

Sworn to before me this

18th day of October, 2007.

THERESA PANICO
Notary Public, State of New York
Registration No. 01PA5028266
Qualified in Orange County
Commission Expires May 31, 2010

XI. ZBA Action:

(a) Public Hearing date: _____.

Variances for the following zoning sections are being requested:

300-18A E(1)(b): A variance for the maximum permitted density from 18 totally affordable senior housing units per net acre to 25 totally affordable senior housing units per net acre.

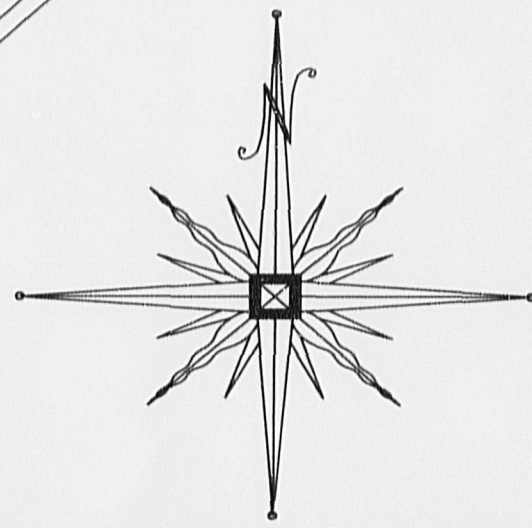
300-18A E(1)(h): A variance for the required parking from a minimum of 1.0 space per unit of totally affordable senior housing to 0.72 spaces per unit of totally affordable senior.

300-18 H(7)[4]: A variance for the required for the minimum distance between the any parking area to a principal building from 25 feet to 2 feet.

300-18 I: A variance for the general building and unit requirements to be dictated as required by the New York State Division of Housing.

The ZBA should grant the New Windsor Senior Apartments area variance for the following reasons:

The property on which the project is being proposed is ideal for a totally affordable senior housing complex, as there are many local services necessary for senior citizens, which are easily accessible from the proposed site. The requested variances are needed to provide a unit count which will better serve the community and make the project financially viable.



SIMILAR SENIOR HOUSING PROJECT



SIMILAR SENIOR HOUSING PROJECT



SIMILAR SENIOR HOUSING PROJECT



EXISTING ROUTE 32 ENTRANCE

4/30/07		ORIGINAL PREPARATION DATE	TBE
DATE	DESCRIPTION		INITIALS
REVISIONS			
MAP CHECK DATE: 00/00/00		INITIALED BY: ---	

PIETRZAK & PFAU
ENGINEERING & SURVEYING, PLLC
262 GREENWICH AVENUE, SUITE A
GOSHEN, NEW YORK 10824
(845) 294-0606

2 HAMILTON AVENUE
MONTICELLO, NEW YORK 12701
(845) 796-4646

MICHAEL F. CHERGAN, P.E.
LICENSE NO. 050023
JOSEPH J. PFAU, P.E.
LICENSE NO. 06945

JOHN F. PETROCCIONE, P.E.
LICENSE NO. 076516
VINCENT A. PIETRZAK, P.E., P.L.S.
P.L.S. LICENSE NO. 076936
P.L.S. LICENSE NO. 050075
N.J.P.L.S. LICENSE NO. 35306

SIGNATURE: _____ DATE: _____

SENIOR HOUSING
TOWN OF NEW WINDSOR
COUNTY OF ORANGE, NEW YORK
PROJECT TITLE

SKETCH PLAN
SEC. 65 BLK. 2 LOT 29

DRAWING TITLE

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

O.C.H.D. SHEET NO. # OF #	D.E.C. SHEET NO. # OF #	DRAWING NUMBER # OF #
SCALE 1"=40'	CAD REFERENCE 26126WORK	PROJECT NUMBER 26126.01

NOTES:

1. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.
2. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
3. CERTIFICATION INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATION SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY, AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT SHOWN HEREON.
5. REFERENCES FILED MAP # 13-99 ENTITLED "NW PARTNERS, L.P. & VAILS GATE FIRE CO. INC." AND FILED ON JAN 27 1999
6. SUBJECT TO AN UP TO DATE AND ACCURATE TITLE REPORT.
7. SUBJECT TO ANY EASEMENTS AND AGREEMENTS, IF ANY.
8. PROJECT TO BE SERVICED BY PUBLIC WATER & SEWER.
9. THE PROJECT IS LOCATED OUTSIDE ANY 100 YEAR FLOOD PLAINS

TAX LOT - 65-2-29

TOTALLY AFFORDABLE SENIOR CITIZEN HOUSING

	REQUIRED (MIN.)	PROPOSED	VARIANCE NEEDED
LOT AREA (NET ACRE)	2	3.7	-
FRONT YARD (FT.)	25	31	-
REAR YARD (FT.)	25	25	-
SIDE YARD (FT.)	25	25	-
LOT DENSITY (UNITS/ACRE)	18	25	7
PARKING (SPACES/UNIT)	1	0.72	0.28

	REQUIRED (MAX.)	PROPOSED
BUILDING HEIGHT (FT.)	3 STORIES OR 50' 3 STORIES	
DEVELOPMENT COVERAGE (%)	85	<85

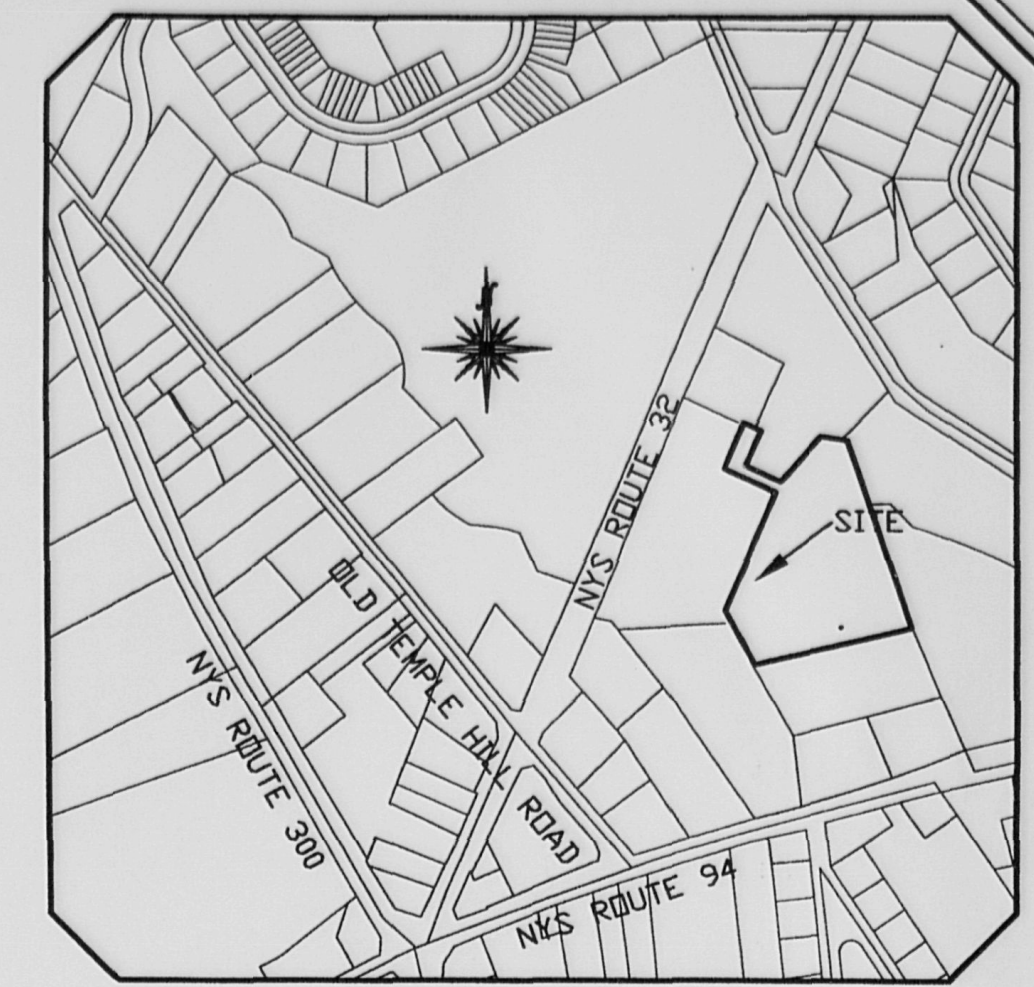
*SITE PLAN APPROVAL BY PLANNING BOARD REQUIRED

*SPECIAL PERMIT BY TOWN BOARD REQUIRED

THE FOLLOWING ZONING VARIANCES ARE NEEDED:

300-18A E(1)(b)
 300-18A E(1)(h)
 300-18 H(7)(4)
 300-18 I

NEW WINDSOR SENIOR HOUSING



LOCATION PLAN

SCALE: 1"=500'

RECORD OWNER
 SORBELLO BOUYEA KING
 505 N RIVERSIDE RD
 HIGHLAND NY 12528

RECORD APPLICANT
 WARWICK PROPERTIES
 1 CRESCENT AVENUE
 WARWICK, NEW YORK 10990

AREA = 4.14± ACRES

TAX MAP SEC. 65 BLK. 2 LOT 29

LEGEND

EXISTING PROPERTY LINE
 EXISTING SIGN
 PROPOSED HANDICAPPED PARKING

SHEET INDEX

SHEET 1	COVER
SHEET 2	SURVEY PLAN
SHEET 3	GRADING PLAN
SHEET 4	UTILITY PLAN
SHEET 5	EROSION CONTROL PLAN
SHEET 6	LIGHTING PLAN
SHEET 7	DETAILS 1
SHEET 8	DETAILS 2

DATE	DESCRIPTION	INITIALS
10/18/07	STORM WATER DESIGN	TBE
8/16/07	GENERAL REVISIONS	MCF
6/4/07	REVISE ZONING	TBE
4/30/07	ORIGINAL PREPARATION DATE	TBE

MAP CHECK DATE: 00/00/00 INITIALED BY: --

PIETRZAK & PFAU
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 282 GREENWICH AVENUE, SUITE 1
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2 HAMILTON AVENUE
 MONTICELLO, NEW YORK 12701
 (845) 786-6846

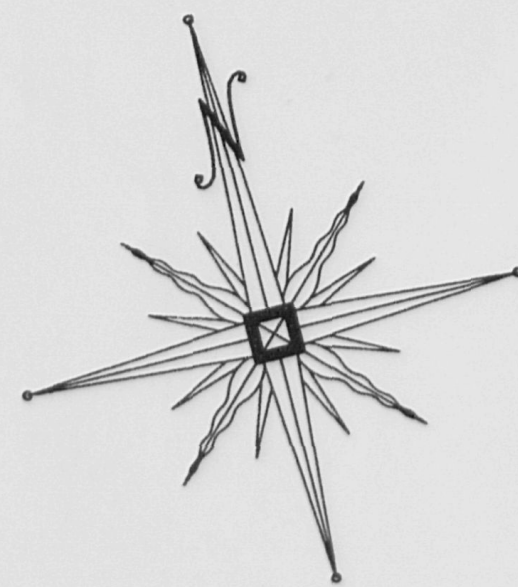
NEW WINDSOR
 SENIOR HOUSING
 TOWN OF NEW WINDSOR
 COUNTY OF ORANGE, NEW YORK
 PROJECT TITLE

COVER
 SEC. 65 BLK. 2 LOT 29

DRAWING TITLE
 UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

O.C.H.D. SHEET NO. 1 OF 8
 D.E.C. SHEET NO. 1 OF 8
 DRAWING NUMBER 1 OF 8

SCALE 1"=40'
 CAD REFERENCE 26126WORK
 PROJECT NUMBER 26126.01

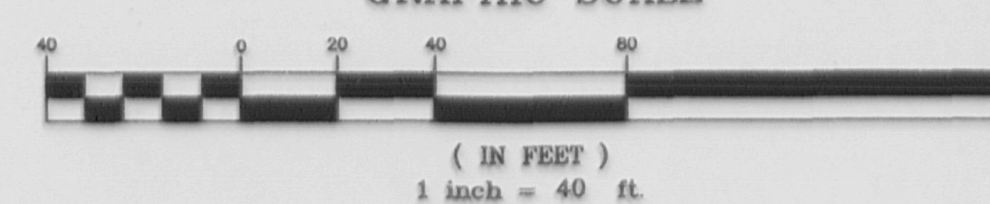


BEFORE YOU DIG, DRILL OR BLAST
 -CALL TOLL FREE 1-800-962-7962
 -NY INDUSTRIAL CODE RULE 753 REQUIRES NO LESS THAN TWO WORKING DAYS NOTICE, BUT NOT MORE THAN TEN DAYS NOTICE.
 -UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF SECTION 7209 (2) OF THE NYS EDUCATION LAW.
 -THIS DRAWING IS ONE IN A SET OF DRAWINGS AND IS INCOMPLETE AND INVALID WHEN IT IS SEPARATED FROM THE SET.

PARKING CALCULATIONS

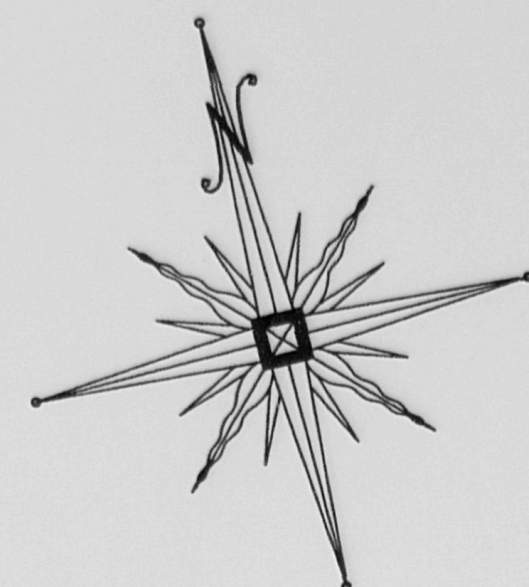
SPACES REQUIRED FOR SENIOR CITIZEN USE = 1 SPACES PER UNIT
 1 SPACES X 90 UNITS + SUPERS UNIT
 MIN. NUMBER OF SPACES REQUIRED = 91 SPACES
 NUMBER OF SPACES PROVIDED = 66 SPACES
 = .72 SPACES/UNIT

GRAPHIC SCALE



ENGINEER'S CERTIFICATION

THE PROPOSED SEWAGE DISPOSAL SYSTEM(S) AND WATER SUPPLY SYSTEM(S) SHOWN ARE DESIGNED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS ESTABLISHED BY THE NEW YORK STATE DEPARTMENT OF HEALTH AND THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION FOR RESIDENTIAL LOTS. THE DESIGN(S) ARE BASED UPON ACTUAL SOIL AND SITE CONDITIONS FOUND UPON TRENCHING BY FIELDWORK/BOREHOLE/POURCASTING OR OBSERVATION.



ROUTE 32

N/F
BLIX CORPORATION
SEC. 65 BLK. 2 LOT 15

N/F
NEW WINDSOR DENTAL
SEC. 65 BLK. 2 LOT 14

N/F
FREDERICK J. KASS
SEC. 65 BLK. 2 LOT 13

N/F
TOWER MANAGEMENT
SEC. 65 BLK. 2 LOT 30

N/F
LIZZIE REALTY, INC.
SEC. 65 BLK. 2 LOT 16.1

N/F
393 WINDSOR, LLC
SEC. 65 BLK. 2 LOT 25.11

N/F
VAILS GATE FIRE CO INC
SEC. 65 BLK. 2 LOT 25.2

N/F
VAILS GATE FIRE CO INC
SEC. 65 BLK. 2 LOT 28

N/F
KINGSWOOD GARDEN CONDOMINIUM
SEC. 72 BLK. 8 LOT 1

- NOTES:
1. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.
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 4. UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT SHOWN HEREON.
 5. CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION AS UNDERGROUND IMPROVEMENTS MAY EXIST WHICH WERE NOT LOCATED AT THE TIME OF THIS SURVEY.
 6. REFERENCES: A MAP ENTITLED "PLAN FOR N W PARTNERS, L.P. & VALS GATE FIRE COMPANY, INC." FILED WITH THE ORANGE COUNTY CLERK'S OFFICE ON JANUARY 27, 1999 AS MAP NO. 13-99.
 7. A SEWER DISTRICT MAP ENTITLED "SEWER DISTRICT 20, PHASE 2A" AS PREPARED BY MCGOY, HOUSER AND EDSALL CONSULTING ENGINEERS, P.C. DEED LIBER 2380, PAGE 255; LIBER 1022, PAGE 183; LIBER 1758, PAGE 607; LIBER 12074, PAGE 1363; LIBER 4787, PAGE 305; LIBER 4472, PAGE 210; LIBER 5198, PAGE 39; LIBER 6073, PAGE 36; LIBER 2831, PAGE 223.
 8. SUBJECT TO AN UP TO DATE AND ACCURATE TITLE REPORT.
 9. SUBJECT TO ANY EASEMENTS AND AGREEMENTS, IF ANY.
 10. SUBJECT TO ANY RIPARIAN RIGHTS BY OTHERS TO THE WATER COURSES SHOWN HEREON.

AREA = 4.14± ACRES
TAX MAP SEC. 65 BLK. 2 LOT 29

LEGEND

- EXISTING PROPERTY LINE
- EXISTING SIGN
- EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING GAS VALVE
- EXISTING LIGHT POLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING UTILITY POLE
- EXISTING CATCH BASIN

DATE	DESCRIPTION	INITIALS
10/17/07	DRAFTING	CJS
8/16/07	GENERAL REVISIONS	MGF
6/4/07	ORIGINAL PREPARATION DATE	TBC
REVISIONS		
MAP CHECK DATE: 00/00/00 INITIALED BY: --		

PIETRZAK & PFAU
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(845) 294-0908

2 HAMILTON AVENUE
MONTICELLO, NEW YORK 12701
(845) 796-4646

MICHAEL J. PIETRZAK P.E.
LICENSE NO. 000005

JOSEPH J. PFAU P.E.
LICENSE NO. 000006

JOHN P. PIETRZAK P.E.
LICENSE NO. 000007

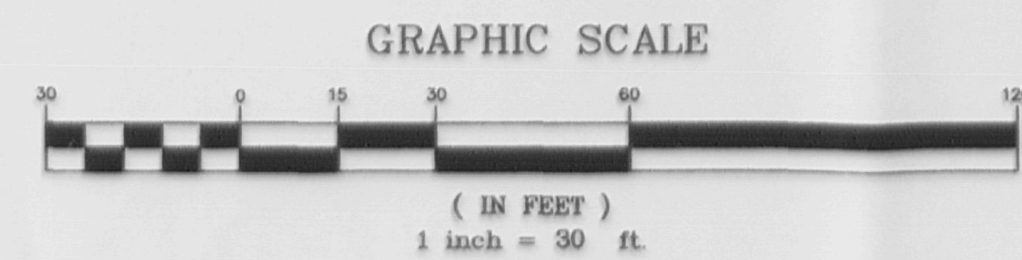
THOMAS A. PIETRZAK P.E.
LICENSE NO. 000008

NEW WINDSOR
SENIOR HOUSING
TOWN OF NEW WINDSOR
COUNTY OF ORANGE, NEW YORK

PROJECT TITLE
SURVEY PLAN
SEC. 65 BLK. 2 LOT 29

DRAWING TITLE
UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

O.C.H.D. SHEET NO. 1 OF 1	D.E.C. SHEET NO. 2 OF 2	DRAWING NUMBER 26128.01
SCALE 1"=30'	CAD REFERENCE 26128WORK	PROJECT NUMBER 26128.01



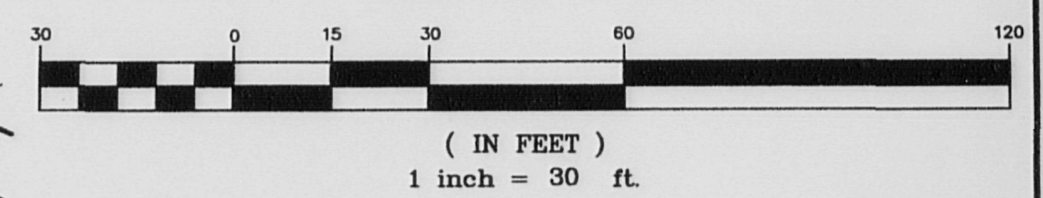
I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED BELOW THAT THIS MAP HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY COMPLETED ON AUGUST 17, 2006

WARWICK PROPERTIES, LLC

LEGEND

- EXISTING PROPERTY LINE
- EXISTING SIGN
- EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING GAS VALVE
- EXISTING LIGHT POLE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED STORM DRAIN
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED HYDRANT
- PROPOSED WATER VALVE
- PROPOSED SIAMESE CONNECTION
- EXISTING 2' CONTOUR LINE
- EXISTING 10' CONTOUR LINE
- PROPOSED CONTOUR LINE
- WETLANDS LINE
- PROPOSED WATER MAIN
- APPROXIMATE EXISTING WATER MAIN
- PROPOSED BIORETENTION
- PROPOSED RIPRAP

GRAPHIC SCALE



RECORD OWNER SORBELLO BOUYEA KING
505 N RIVERSIDE RD
HIGHLAND NY 12528

RECORD APPLICANT WARWICK PROPERTIES
1 CRESCENT AVENUE
WARWICK, NEW YORK 10990

AREA = 4.14± ACRES
TAX MAP SEC. 65 BLK. 2 LOT 29

ENGINEER'S CERTIFICATION

THE PROPOSED SEWAGE DISPOSAL SYSTEM(S) AND WATER SUPPLY SYSTEM(S) SHOWN ARE DESIGNED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS ESTABLISHED BY THE NEW YORK STATE DEPARTMENT OF HEALTH AND THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION FOR RESIDENTIAL LOTS. THE DESIGN(S) ARE BASED UPON ACTUAL SOIL AND SITE CONDITIONS FOUND UPON THE LOT(S) AT THE DESIGN LOCATION AT THE TIME OF DESIGN.

DATE	DESCRIPTION	INITIALS
10/18/07	STORM WATER DESIGN	TBE
8/16/07	GENERAL REVISIONS	MCF
6/4/07	ORIGINAL PREPARATION DATE	TBE

DATE	DESCRIPTION	INITIALS
MAP CHECK DATE: 00/00/00	INITIALED BY: --	

PIETRZAK & PFAU
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282 CROOKWICH AVENUE, SUITE A
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(945) 294-0006

2 HAMILTON AVENUE
MONTICELLO, NEW YORK 12701
(945) 706-4646

MICHAEL J. PIETRZAK, P.E.
LICENSE NO. 076062

JOSEPH E. PFAU, P.E.
LICENSE NO. 066045

THOMAS A. PIETRZAK, P.E.
LICENSE NO. 076066

P.L.S. LICENSE NO. 066075

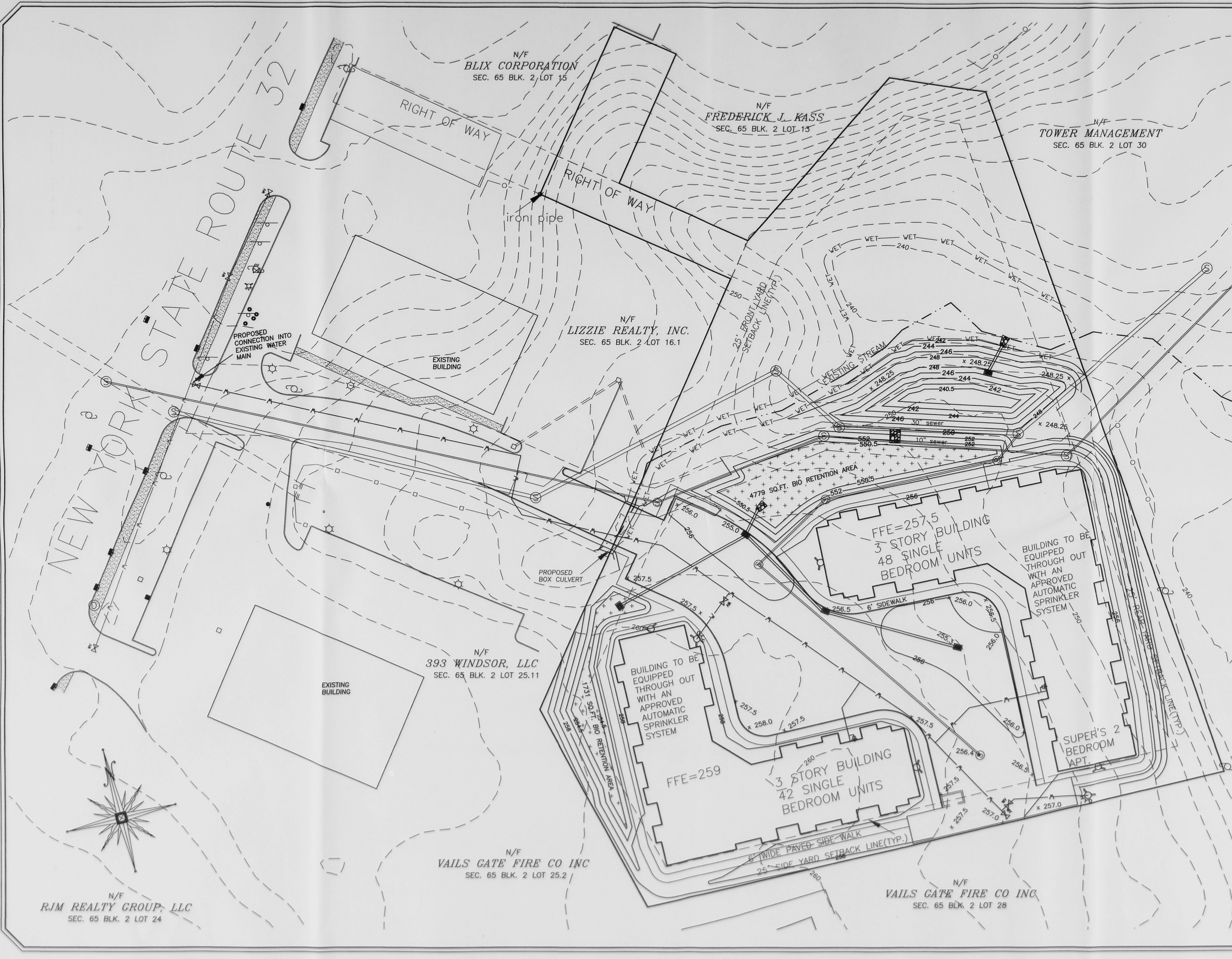
K.J.P.L.S. LICENSE NO. 55396

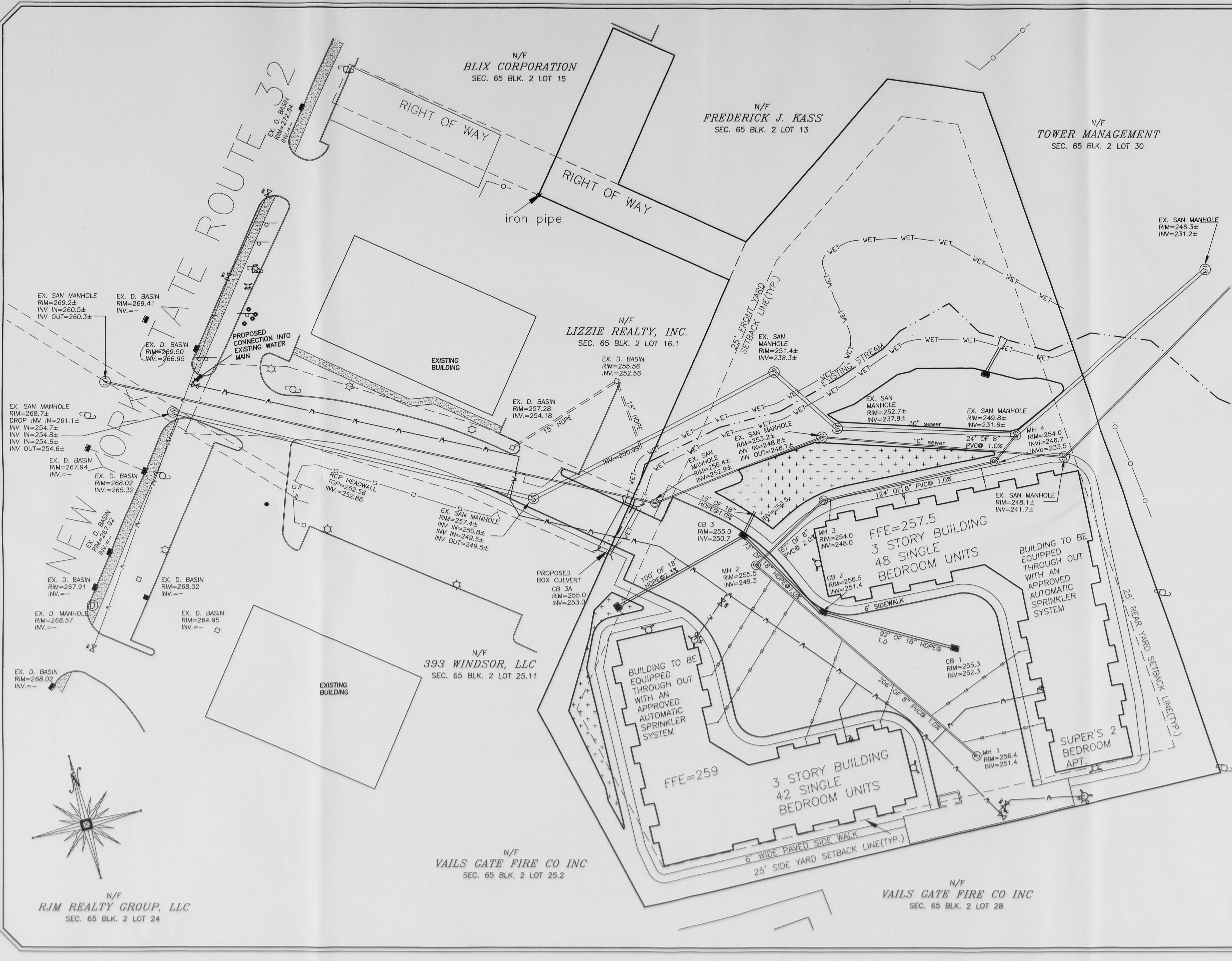
DATE 10/18/07

NEW WINDSOR
SENIOR HOUSING
TOWN OF NEW WINDSOR
COUNTY OF ORANGE, NEW YORK
PROJECT TITLE

GRADING PLAN
SEC. 65 BLK. 2 LOT 29

DRAWING TITLE		
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O.C.H.D. SHEET NO # OF #	D.E.C. SHEET NO # OF #	DRAWING NUMBER 3 OF 8
SCALE 1"=30'	CAD REFERENCE 26126.WORK	PROJECT NUMBER 26126.01

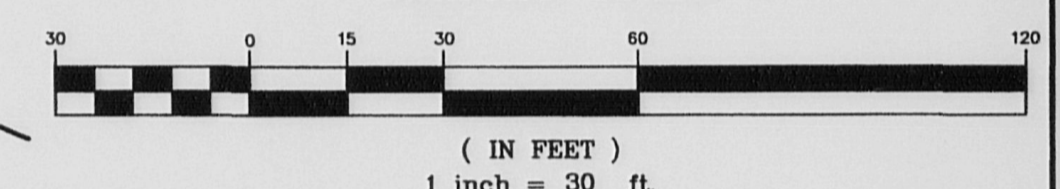




LEGEND

- EXISTING PROPERTY LINE
- EXISTING SIGN
- EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING GAS VALVE
- EXISTING LIGHT POLE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED STORM DRAIN
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED HYDRANT
- PROPOSED WATER VALVE
- PROPOSED SIAMSE CONNECTION
- PROPOSED WATER VALVE
- WETLANDS LINE
- PROPOSED WATER MAIN
- APPROXIMATE EXISTING WATER MAIN
- PROPOSED BIOTENTION

GRAPHIC SCALE



RECORD OWNER SORBELLO BOUYEA KING
505 N RIVERSIDE RD
HIGHLAND NY 12528

RECORD APPLICANT WARWICK PROPERTIES
1 CRESCENT AVENUE
WARWICK, NEW YORK 10990

AREA = 4.14± ACRES
TAX MAP SEC. 65 BLK. 2 LOT 29

ENGINEER'S CERTIFICATION

THE PROPOSED SEWAGE DISPOSAL SYSTEM(S) AND WATER SUPPLY SYSTEM(S) SHOWN ARE DESIGNED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS ESTABLISHED BY THE NEW YORK STATE DEPARTMENT OF HEALTH AND THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION FOR RESIDENTIAL LOTS. THE DESIGN(S) ARE BASED UPON ACTUAL SOIL AND SITE CONDITIONS FOUND UPON THE LOT(S) AT THE DESIGN LOCATION AT THE TIME OF DESIGN.

DATE	DESCRIPTION	INITIALS
10/18/07	STORM WATER DESIGN	TBE
8/16/07	ORIGINAL PREPARATION DATE	MGF
DATE	DESCRIPTION	INITIALS
REVISIONS		
MAP CHECK DATE: 00/00/00	INITIALED BY: --	

PIETRZAK & PFAU
ENGINEERING & SURVEYING, PLLC

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GOSHEN, NEW YORK 10824
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2 HAMILTON AVENUE
MONTICELLO, NEW YORK 12701
(845) 786-4848

NEW WINDSOR
SENIOR HOUSING
TOWN OF NEW WINDSOR
COUNTY OF ORANGE, NEW YORK

UTILITY PLAN
SEC. 65 BLK. 2 LOT 29

DRAWING TITLE

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

D.C.H.D. SHEET NO.	D.E.C. SHEET NO.	DRAWING NUMBER
1 OF 1	1 OF 1	1 OF 1

SCALE: 1"=30'

CAD REFERENCE: 26126WORK

PROJECT NUMBER: 26126.01

N/F
RJM REALTY GROUP, LLC
SEC. 65 BLK. 2 LOT 24

N/F
VAILS GATE FIRE CO INC
SEC. 65 BLK. 2 LOT 25.2

N/F
VAILS GATE FIRE CO INC
SEC. 65 BLK. 2 LOT 28

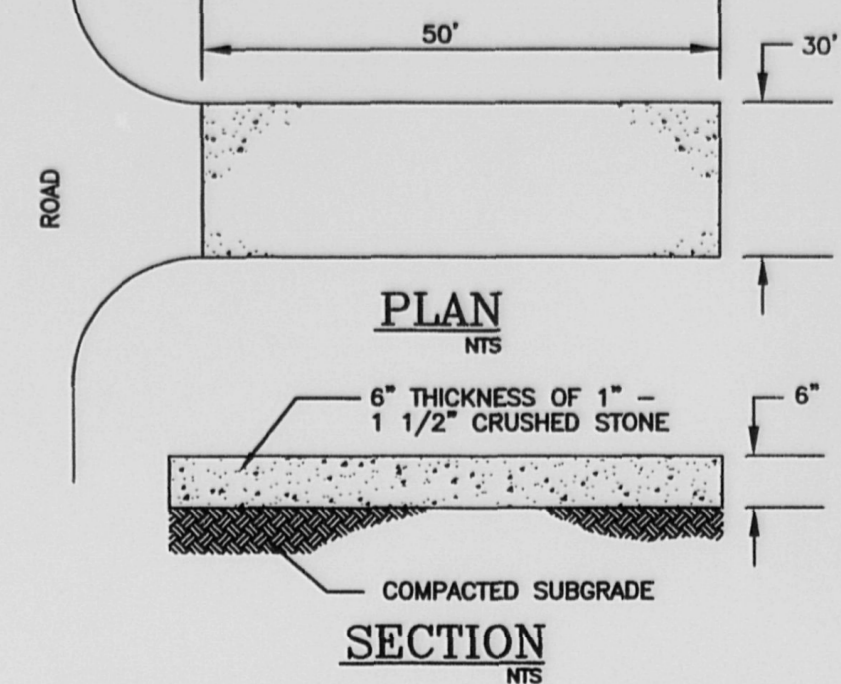
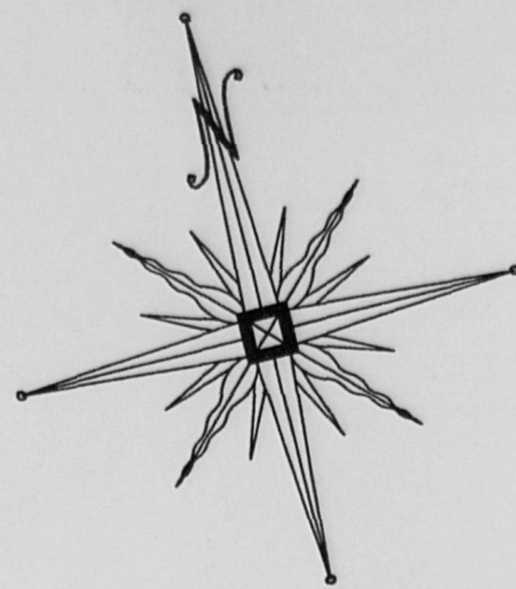
N/F
393 WINDSOR, LLC
SEC. 65 BLK. 2 LOT 25.11

N/F
FREDERICK J. KASS
SEC. 65 BLK. 2 LOT 13

N/F
TOWER MANAGEMENT
SEC. 65 BLK. 2 LOT 30

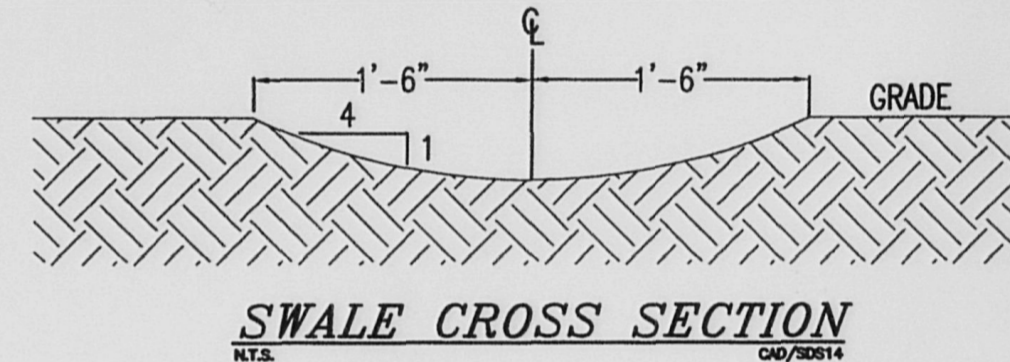
N/F
LIZZIE REALTY, INC.
SEC. 65 BLK. 2 LOT 16.1

N/F
BLIX CORPORATION
SEC. 65 BLK. 2 LOT 15



- NOTES:**
- ENTRANCE SHALL BE MAINTAINED AS CONDITIONS DEMAND TO PREVENT TRACKING OF SEDIMENT ONTO PUBLIC R.O.W.
 - A CRUSHED STONE, VEHICLE WHEEL-CLEANING BLANKET WILL BE INSTALLED WHERE A CONSTRUCTION ACCESS ROAD INTERSECTS ANY PAVED ROADWAY. THE BLANKET SHALL BE COMPOSED OF 6" DEPTH OF 1"-1 1/2" CRUSHED STONE. SHALL BE AT LEAST 30' X 50' AND SHALL BE PLACED ON COMPACTED SUB-GRADE.

STABILIZED CONSTRUCTION ENTRANCE



CONSTRUCTION AND EROSION CONTROL SEQUENCE

- MEASURES WILL BE TAKEN TO PREVENT SOIL EROSION DURING PROJECT CONSTRUCTION. ALL FRESHLY DISTURBED AREAS THAT WILL REMAIN DISTURBED FOR MORE THAN A PERIOD OF TWENTY (20) DAYS WILL BE STABILIZED BY TEMPORARY SEEDING.
- ALL DISTURBED AREAS WILL BE MINIMIZED IN SIZE AND SPECIAL CARE WILL BE TAKEN AS TO THEIR LOCATION WITH PROXIMITY TO OTHER FACILITIES. SPECIFICALLY, THE FOLLOWING MEASURES WILL BE IMPLEMENTED DURING CONSTRUCTION:
- A SEDIMENTATION BARRIER CONSISTING OF A FILTER FABRIC CHECK DAM WILL BE PLACED THROUGHOUT THE SITE. PLACEMENT IS SHOWN ON THE EROSION CONTROL PLAN. (ALSO SEE STREAM, DRAINAGE SWALES, AND EMBANKMENTS NOTE.)
 - CREATE DIVERSION SWALES TO DIVERT OFF-SITE WATER PRIOR TO ENTERING THE SITE. INSTALL A CRUSHED STONE VEHICLE WHEEL CLEANING BLANKET WHERE THE CONSTRUCTION ACCESS ROAD INTERSECTS BONIFACE DRIVE. ROUGH GRADE PROPOSED ENTRANCE ROAD, AND INSTALL CATCH BASINS W/ TEMP. INLET PROTECTION.
 - AFTER VEGETATION IS CLEARED FROM AREAS TO BE GRADED, FILLED, OR EXCAVATED, TOPSOIL WILL BE STRIPPED FROM ALL AREAS TO BE DISTURBED. THE TOPSOIL WILL BE STOCKPILED AND STABILIZED WITH A TEMPORARY RYE GRASS COVER. AREAS ARE PLANNED ONLY TO BE CLEARED PRIOR TO CONSTRUCTION ACTIVITY.
 - ROUGH EXCAVATION OF THE PROPOSED STORM WATER DETENTION POND AND OUTLET SHALL BE PERFORMED. UPON COMPLETION OF ROUGH EXCAVATION OF DETENTION POND, OUTER SLOPES SHALL IMMEDIATELY BE STABILIZED WITH PERMANENT SEEDINGS MIXTURES, MULCH AND JUTE NETTING, AS SPECIFIED IN THE SEEDING SCHEDULE. AFTER GRADING, BERMES AND SWALES WILL BE CREATED TO DIVERT RUNOFF FROM NEWLY GRADED AREAS TO DETENTION POND, PREVENTING EROSION UNTIL GROUND COVER HAS DEVELOPED. INSTALL TEMPORARY INLET PROTECTION MEASURES AS DRAINAGE INFRASTRUCTURE IS COMPLETED.
 - ANY AREA WHICH WILL BE UNIMPROVED FOR 20 DAYS OR MORE WILL BE SEED WITH A TEMPORARY RYE GRASS MIXTURE. WATER BARS WILL BE CONSTRUCTED AT SUITABLE INTERVALS (VARIES DEPENDING ON SLOPE) ALONG ROUGH OR GRADED ROADWAY TO CONVEY STORMWATER TO DETENTION POND.
 - AFTER AREAS ADJACENT TO ROADS HAVE BEEN GRADED AND ESTABLISHED, THE SEDIMENT FILTERS ON STORM DRAINAGE INLET WILL BE REMOVED.
 - AFTER CONSTRUCTION IS COMPLETED, TEMPORARY DIVERSION SWALES WILL BE REMOVED. STOCKPILED TOPSOIL WILL BE SPREAD TO FINISH GRADES AND PERMANENT LAWNS AND LANDSCAPING WILL BE ESTABLISHED. REMOVE SILT FENCING, IN REVERSE ORDER INSTALLED.
 - ALL NEWLY SEED VEGETATIVE COVER ON ALL DISTURBED AREAS OF THE SITE WILL BE MAINTAINED. WASHOUTS OR IMPROPERLY GROWING AREAS WILL BE CORRECTED AS THEY OCCUR.

GENERAL EROSION CONTROL NOTES

- CONSTRUCTION EQUIPMENT SHALL NOT UNNECESSARILY CROSS LIVE STREAMS OR DRAINAGE SWALES EXCEPT BY MEANS OF BRIDGES OR CULVERTS OR OTHER APPROVED METHODS.
- WHEREVER FEASIBLE, NATURAL VEGETATION SHOULD BE RETAINED AND PROTECTED.
- ONLY THE SMALLEST PRACTICAL AREA OF LAND SHOULD BE EXPOSED AT ANY ONE TIME DURING DEVELOPMENT.
- WHEN LAND IS EXPOSED DURING DEVELOPMENT, THE EXPOSURE SHALL BE KEPT TO THE SHORTEST PRACTICAL PERIOD OF TIME.
- ALL WORK SHALL BE IN ACCORDANCE WITH ALL OF THE ATTACHED DRAWINGS.

EROSION CONTROL MAINTENANCE REQUIREMENTS

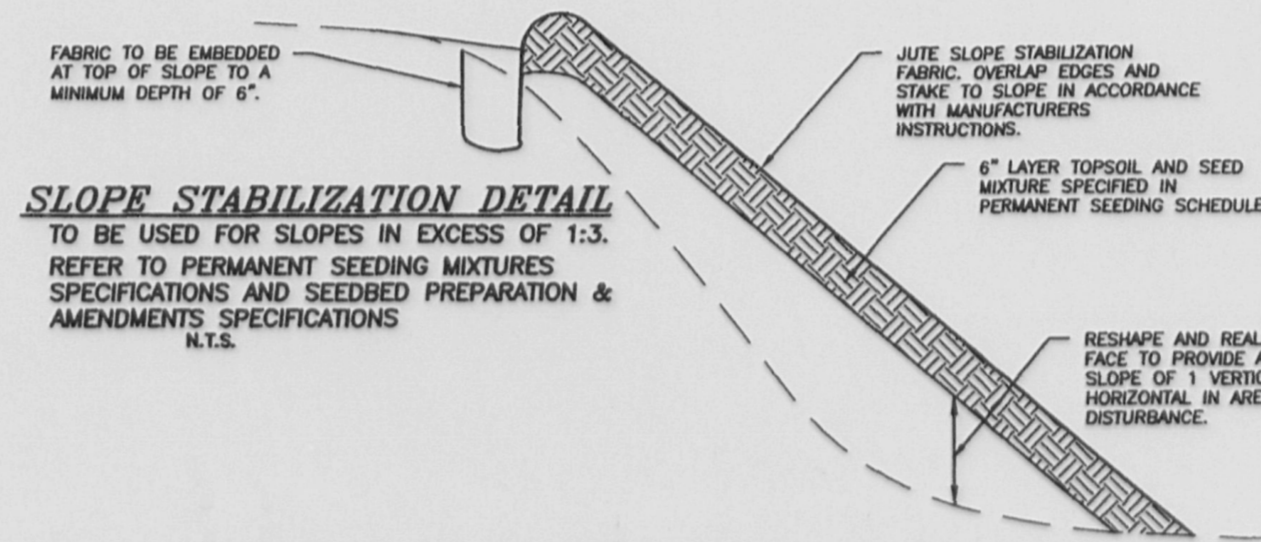
- THE MAINTENANCE OF EROSION CONTROL DEVICES WILL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE JOB SUPERINTENDENT WILL MONITOR THE CONDITION OF ALL THE DEVICES, CLEAN OR REPLACE STRUCTURES AS CLIMATIC CONDITIONS REQUIRE. THE DEVELOPER WILL ALSO BE SUBJECT TO THE DIRECTIVE OF THE DESIGN ENGINEER AND TOWN REPRESENTATIVES TO INCLUDE TOWN ENGINEER, HIGHWAY SUPERINTENDENT AND BUILDING INSPECTOR.
- GENERAL CONTRACTOR AND ALL CONTRACTORS SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE APPROVED PLANS AND MAY BE SUBJECT TO ADDITIONAL EROSION CONTROL REQUIREMENTS AS CONDITIONS MAY ARISE IN THE FIELD OR AS DIRECTED BY THE DESIGN ENGINEER.
- THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL DEVICES IN ACCORDANCE WITH THE APPROVED PLANS, MANUFACTURER'S RECOMMENDATIONS AS DIRECTED BY THE DESIGN ENGINEER AND TOWN REPRESENTATIVES INCLUDING TOWN ENGINEER, HIGHWAY SUPERINTENDENT AND BUILDING INSPECTOR.
- NO EROSION CONTROL STRUCTURES SHALL BE REMOVED UNTIL ALL WORK UPSTREAM THEREOF HAS BEEN COMPLETED, INCLUDING STABILIZATION AND APPROVED BY THE DESIGN ENGINEER AND TOWN REPRESENTATIVES.
- ALL CONSTRUCTION EQUIPMENT SHALL HAVE PROPERLY SIZED MAINTAINED MUFFLERS.
- ALL CONSTRUCTION EQUIPMENT SHALL BE TURNED OFF WHEN NOT IN USE.

TEMPORARY SEEDING SCHEDULE

SEED	MULCH
1. TEMPORARY SEEDING SEASON: MARCH 1 TO JUNE 15 AUGUST 15 TO SEPT. 15	- STRAW, WOOD CHIPS, OR APPROVED FABRICS MAYBE USED AS MULCH
2. SEEDING: 4 LBS. ANNUAL (OR PERENNIAL) RYE/1000 SF. FERTILIZING: 16 LBS. 10-20-10 COMMERCIAL FERTILIZER/1000 SF. 3. MULCH: W/ CUTBACK ASPHALT MEDIUM CURING 80 LBS. SALT HAY OR STRAW/1000 SF. (MC-250 OR MC-800 @ 363 GAL./ACRE)	- STRAW MULCH CAN BE APPLIED BY MECHANICAL BLOWERS OR BY HAND TO PRODUCE A LOOSE LAYER 3/4" THICK
	- WOOD CHIPS SHALL BE SPREAD EVENLY OVER THE DISTURBED AREA TO A THICKNESS OF 2"
	- GENERALLY, 3 TONS OF MULCH PER ACRE ARE SUFFICIENT
	- STRAW MULCH SHALL BE FINE GRADE

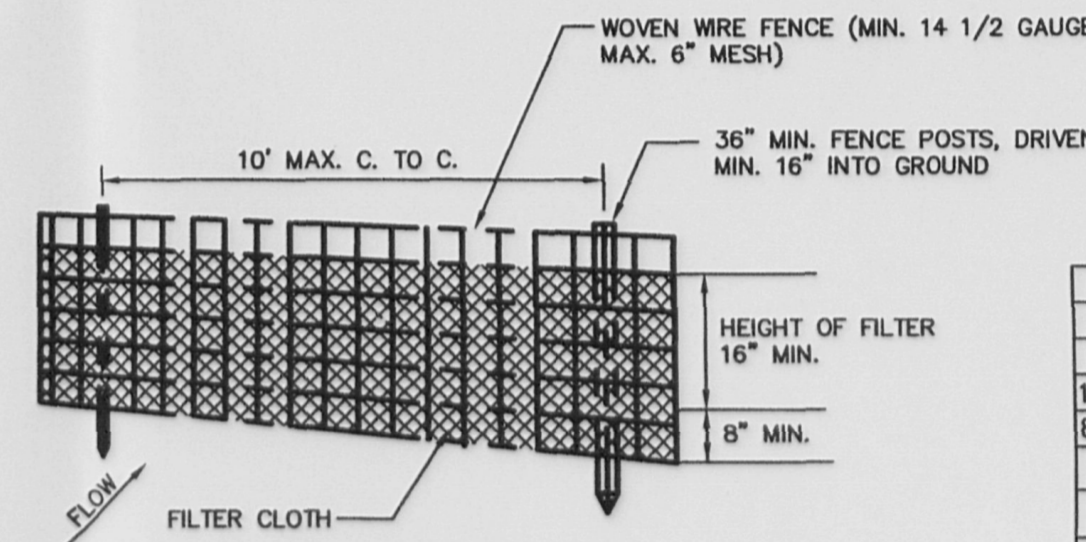
STREAMS, DRAINAGE SWALES AND EMBANKMENTS

- FILTER FABRIC IS TO BE MIRAFI 140 AS MANUFACTURED BY THE CELANESE CORPORATION OR APPROVED EQUAL.
- EROSION MATTING IS TO BE ENKAMAT TYPE 7010 AS MANUFACTURED BY THE AMERICAN ENKA COMPANY OR EQUAL.
- STABILIZATION FABRIC IS TO BE G.T.F. 150 EXON GEOTEXTILE FABRIC AS MANUFACTURED BY THE EXON CHEMICAL COMPANY OR EQUAL.
- ALL CONSTRUCTION ACTIVITIES IN OR EXISTING AROUND DRAINAGE SWALES OR WETLANDS ARE TO BE PROVIDED WITH TEMPORARY EROSION CONTROL STRUCTURES AS SHOWN IN DETAIL. LOCATED IMMEDIATELY DOWNSTREAM FROM SUCH ACTIVITY. THESE STRUCTURES ARE TO BE IN PLACE AS SHOWN PRIOR TO THE START OF ANY UP-STREAM CONSTRUCTION ACTIVITY.
- CONSTRUCTION OF TEMPORARY EROSION CONTROL STRUCTURES ARE TO BEGIN WITH THE FARTHEST DOWNSTREAM (THE SILT FENCE) AND THENCE PROCEEDING UPSTREAM.
- AFTER CONSTRUCTION, OR AS DIRECTED BY THE ENGINEER, THE TEMPORARY EROSION CONTROL STRUCTURES ARE TO BE REMOVED IN REVERSE ORDER WITH THE MOST UPSTREAM STRUCTURE REMOVED FIRST AND THENCE PROCEEDING DOWNSTREAM TO THE SILT FENCE.
- ALL TEMPORARY EROSION CONTROL STRUCTURES ARE TO BE LEFT IN PLACE, MAINTAINED AND REPLACED AS NEEDED UNTIL ALL WORK UPSTREAM THEREOF HAS BEEN COMPLETED AND ALL RELATED CONTROL STRUCTURES HAVE BEEN REMOVED.
- ALL EMBANKMENTS TO BE GRADED AND SEEDING IMMEDIATELY UPON BEING LAID BACK.
- STABILIZATION OF THE SWALES WILL INCLUDE SEEDING AND STRAW MULCH ON SLOPES LESS THAN 5% AND JUTE NETTING OR EQUAL ON SLOPES EXCEEDING 5%.
- TOPSOIL AND/OR EARTH STOCKPILE SHALL BE LOCATED OUTSIDE OF EXISTING DRAINAGE SWALES, WETLANDS AND ADJACENT AREAS. SILT FENCES WILL BE PLACED ALONG THE TOE OF THE PILES AND THESE PILES SHALL RECEIVE TEMPORARY SEEDING.

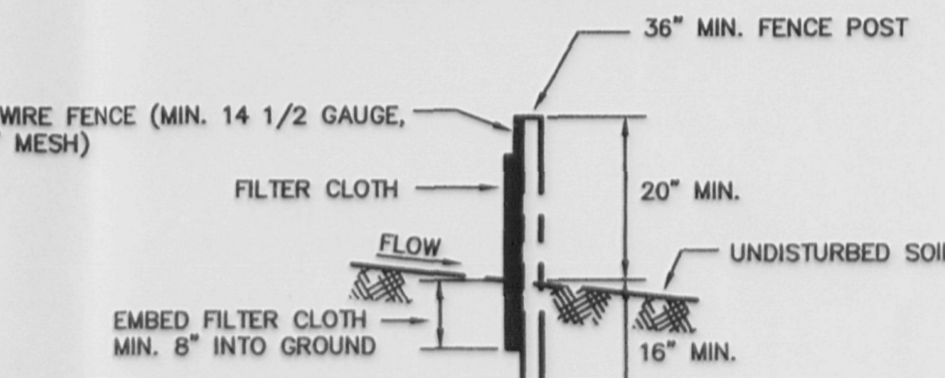


SLOPE STABILIZATION DETAIL

TO BE USED FOR SLOPES IN EXCESS OF 1:3. REFER TO PERMANENT SEEDING MIXTURES SPECIFICATIONS AND SEEDING PREPARATION & AMENDMENTS SPECIFICATIONS N.T.S.



PERSPECTIVE



SECTION

- NOTES:**
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES
 - FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION
 - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL SHALL BE REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE

FILTER FABRIC CHECK DAM DETAIL

ENGINEER'S CERTIFICATION

THE PROPOSED SEWAGE DISPOSAL SYSTEM(S) AND WATER SUPPLY SYSTEM(S) SHOWN ARE DESIGNED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS ESTABLISHED BY THE NEW YORK STATE DEPARTMENT OF HEALTH AND THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION FOR RESIDENTIAL LOTS. THE DESIGN(S) ARE BASED UPON ACTUAL SOIL AND SITE CONDITIONS FOUND UPON THE LOT(S) AT THE DESIGN LOCATION AT THE TIME OF DESIGN.

TEMPORARY INLET PROTECTION DETAIL

FOR USE IN NON-ROADWAY AREAS

DATE	DESCRIPTION	INITIALS
10/18/07	STORM WATER DESIGN	TBE
8/16/07	ORIGINAL PREPARATION DATE	MCF

DATE	REVISIONS
MAP CHECK DATE: 00/00/00	INITIALS BY: --

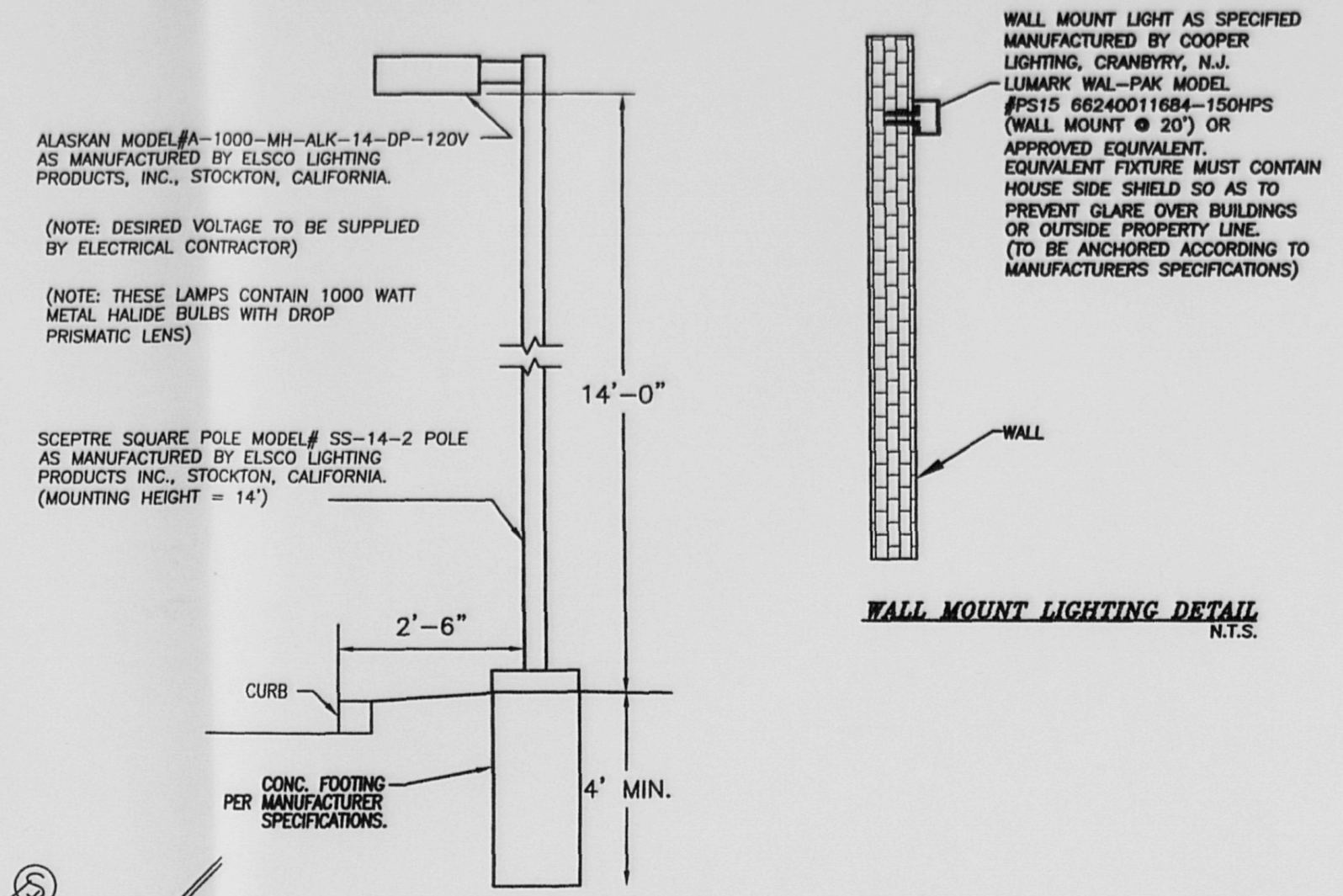
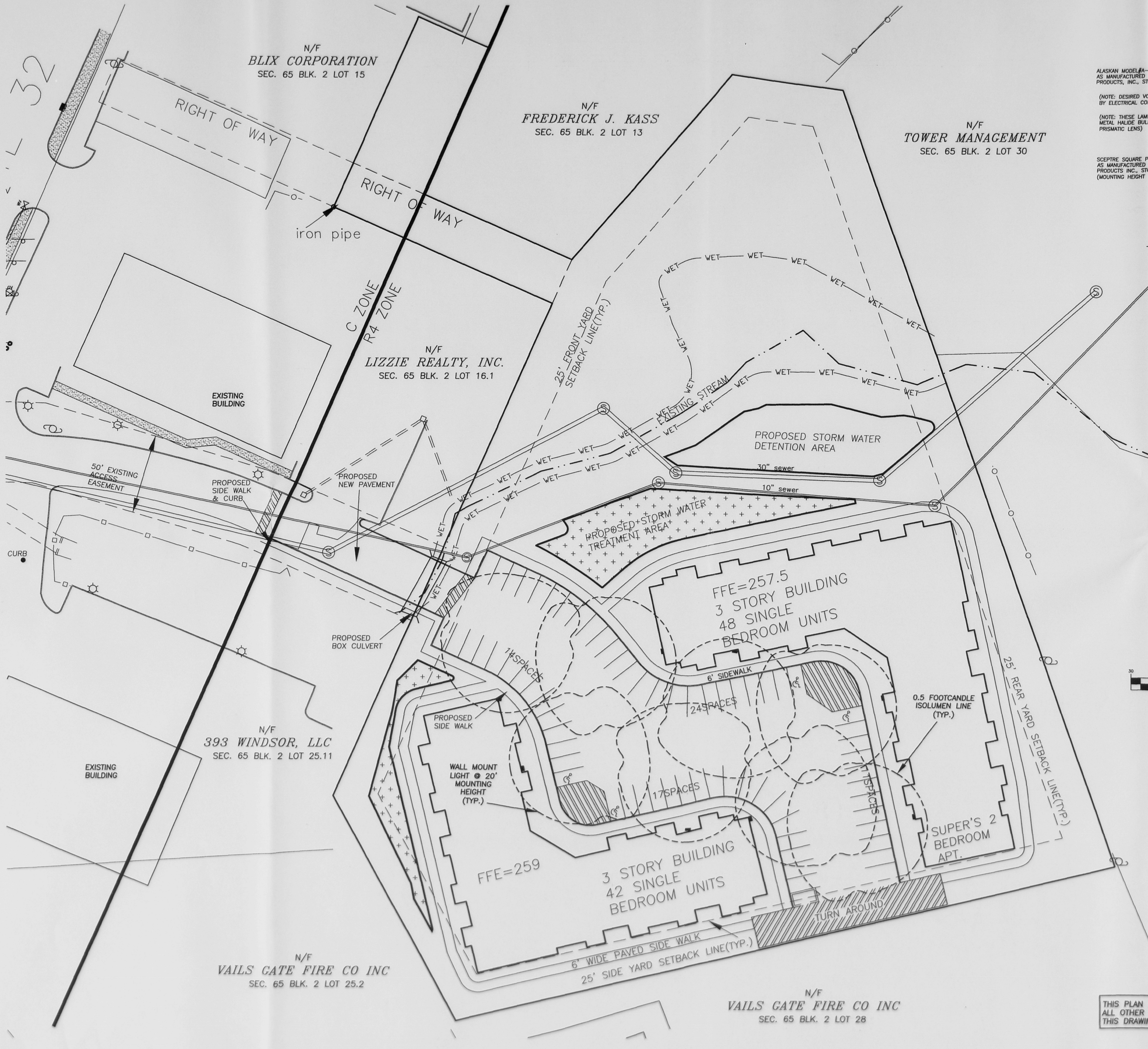
PIETRZAK & PFAU
ENGINEERING & SURVEYING, PLLC
282 GREENWICH AVENUE, SUITE A
CROTON, NEW YORK 10524
(914) 264-0006

2 HAMILTON AVENUE
MONTICELLO, NEW YORK 12701
(845) 706-4646

NEW WINDSOR
SENIOR HOUSING
COUNTY OF ORANGE, NEW YORK

PROJECT TITLE
EROSION CONTROL PLAN
SEC. 65 BLK. 2 LOT 29

DRAWING TITLE	SCALE	CAD REFERENCE	PROJECT NUMBER
UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.	1"=50'	26126WORK	26126.01



- NOTES:
1. LIGHTS ALONG EXTERIOR PROPERTY LINE TO BE SHIELDED SO AS TO MINIMIZE SPILLOVER OF GLARE ONTO ADJOINING PROPERTIES.
 2. ALL ELECTRICAL COMPONENTS TO BE AS SPECIFIED BY MANUFACTURER AND INSTALLED IN CONFORMANCE WITH ALL APPLICABLE BUILDING CODES.

RECORD OWNER
SORBELLO BOUYEA KING
505 N RIVERSIDE RD
HIGHLAND NY 12528

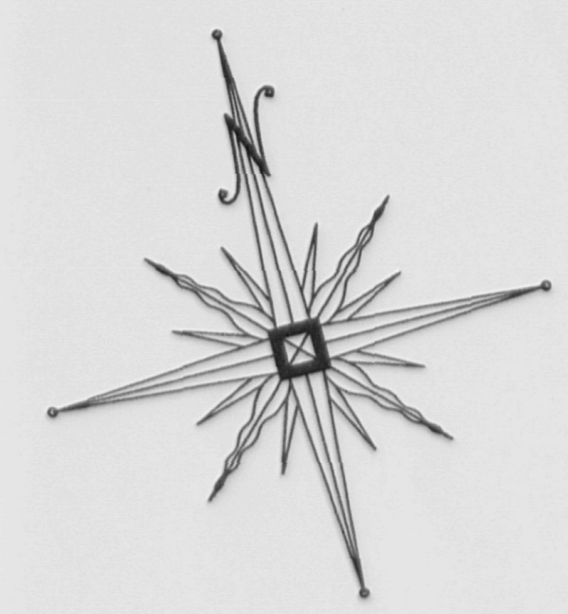
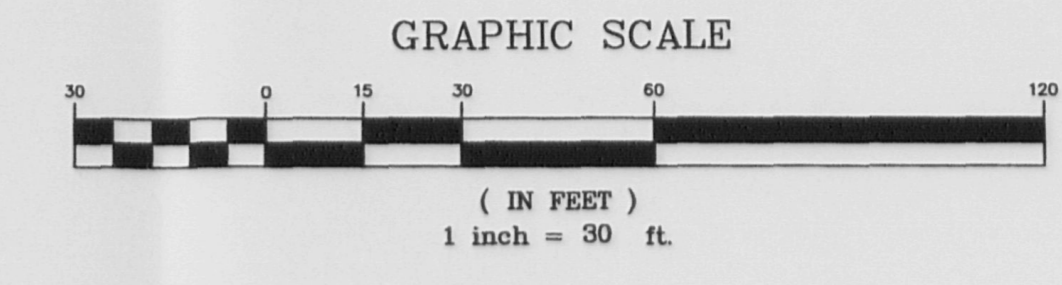
RECORD APPLICANT
WARWICK PROPERTIES
1 CRESCENT AVENUE
WARWICK, NEW YORK 10990

LEGEND

— EXISTING PROPERTY LINE

- - - PROPOSED PROPERTY LINE

AREA = 4.14± ACRES
TAX MAP SEC. 65 BLK. 2 LOT 29



THIS PLAN FOR LIGHTING DESIGN PURPOSES ONLY. FOR ALL OTHER DESIGN INFORMATION REFER TO OTHER SHEETS OF THIS DRAWING SET.

10/18/07	STORM WATER DESIGN	TBE
4/19/07	ORIGINAL PREPARATION DATE	TBE
DATE	DESCRIPTION	INITIALS

REVISIONS

MAP CHECK DATE: 00/00/00 INITIALED BY: --

PIETRZAK & PFAU
ENGINEERING & SURVEYING, PLLC

282 GREENWICH AVENUE, SUITE A
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(845) 294-0808

2 HAMILTON AVENUE
MONTICELLO, NEW YORK 12701
(845) 796-4648

MICHAEL P. PIETRZAK, P.E.
LICENSE NO. 076016

JOSEPH J. PFAU, P.E.
LICENSE NO. 076016

JOHN P. PIETRZAK, P.E.
LICENSE NO. 076016

ALPHEUS LICENSE NO. 35386

10-78-47

SIGNATURE DATE

NEW WINDSOR
SENIOR HOUSING
TOWN OF NEW WINDSOR
COUNTY OF ORANGE, NEW YORK

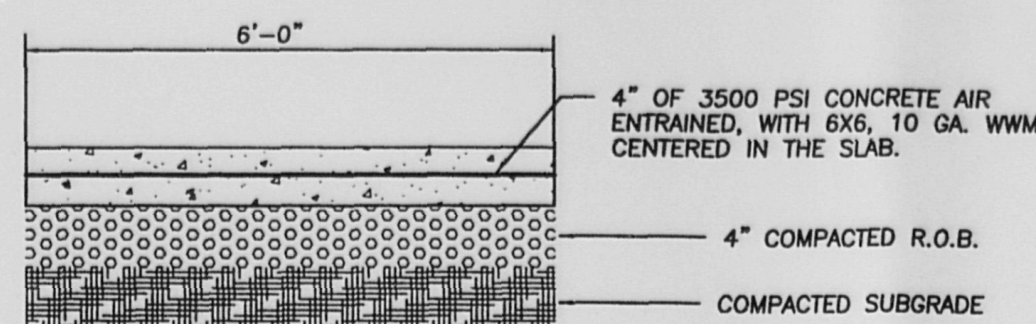
PROJECT TITLE

LIGHTING PLAN
SEC. 65 BLK. 2 LOT 29

DRAWING TITLE

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

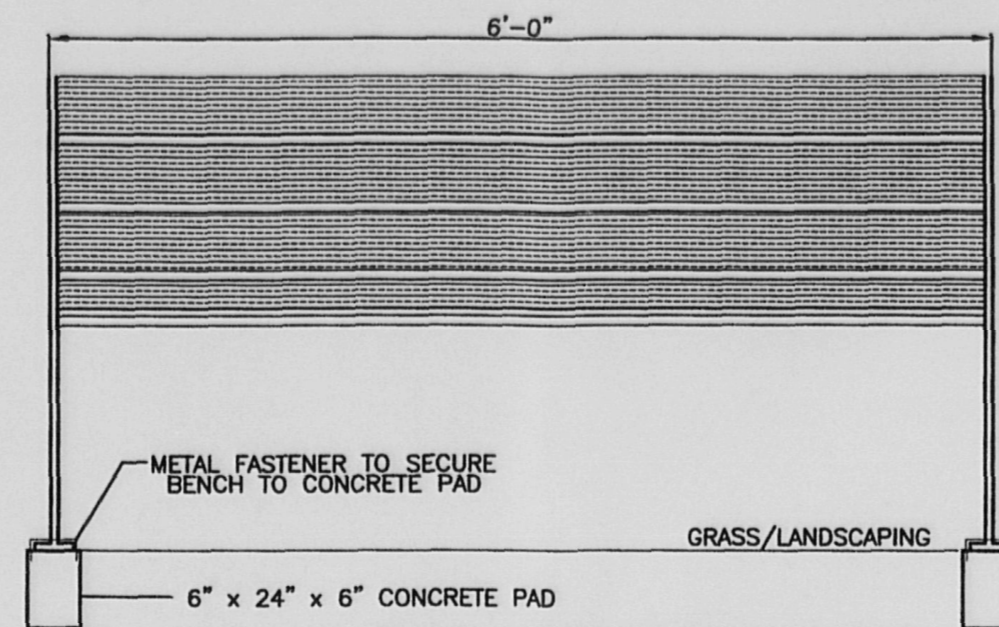
O.C.H.D. SHEET NO	D.E.C. SHEET NO	DRAWING NUMBER
# OF #	# OF #	# OF #
SCALE	CAD REFERENCE	PROJECT NUMBER
1"=40'	26126WORK	26126.01



NOTES:

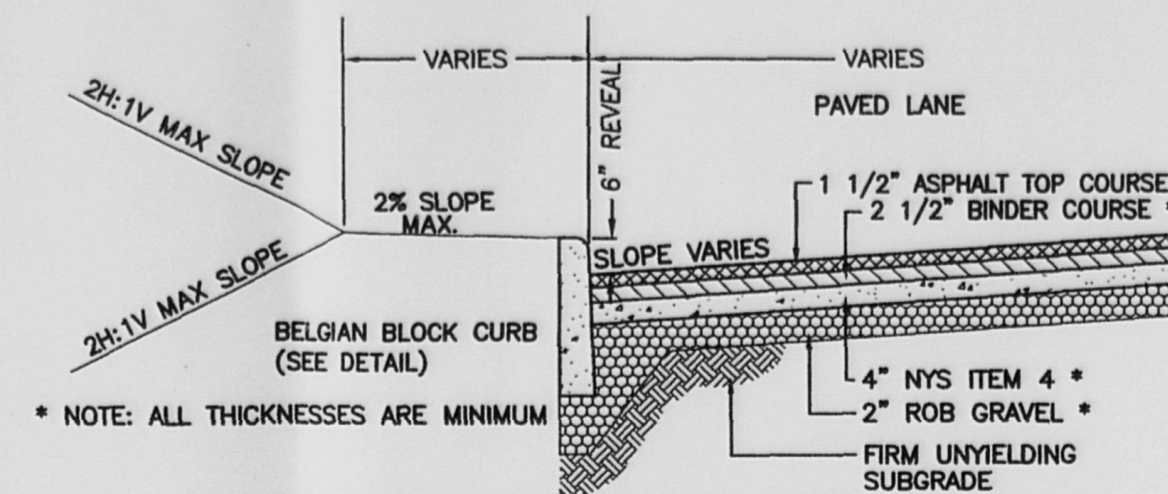
1. FINISH TO BE BROOM FINISH AT 90° TO EACH SUCCEEDING SLAB.
2. JOINTER TO BE 1" DEEP. JOINT SPACING SHALL BE EQUAL TO WIDTH OF WALK FOR SPACING.
3. INSTALL 1/2" PRE-MOLDED EXPANSION JOINT AT 24' O.C. AND WHERE SIDEWALK IS AGAINST CONCRETE CURBS, BUILDINGS, AND OTHER STRUCTURES.

CONCRETE SIDEWALK DETAIL
N.T.S.

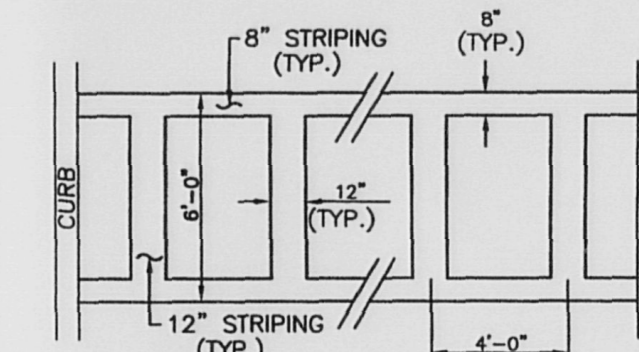


- NOTES: 1. BENCH TO BE BENCH 79, WESTERN RED CEDAR AS SUPPLIED BY DuMor SITE FURNISHINGS, OR APPROVED EQUAL.
2. BENCH TO BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS.

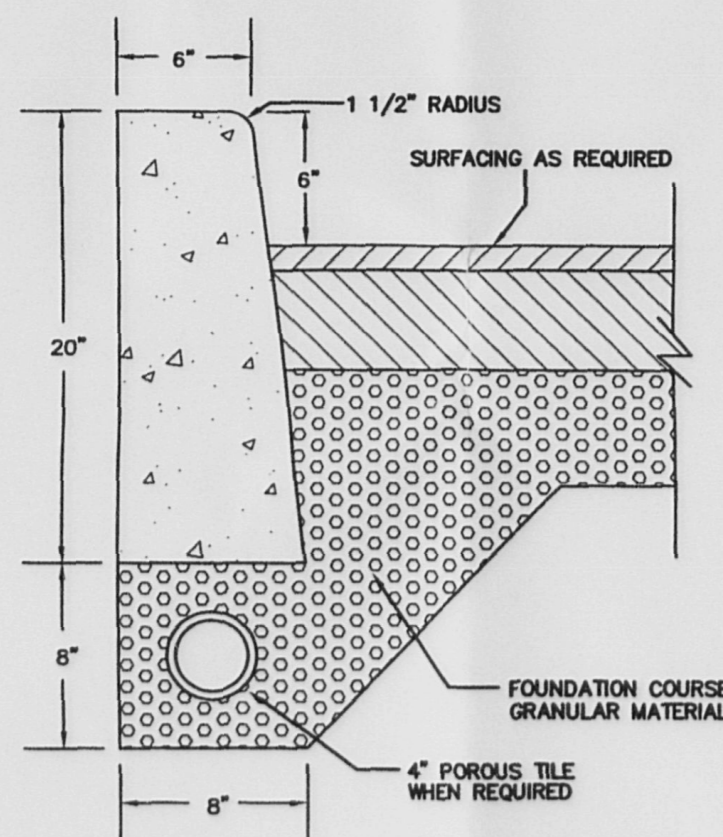
BENCH DETAIL
N.T.S.



TYPICAL PARKING LOT SECTION
N.T.S.



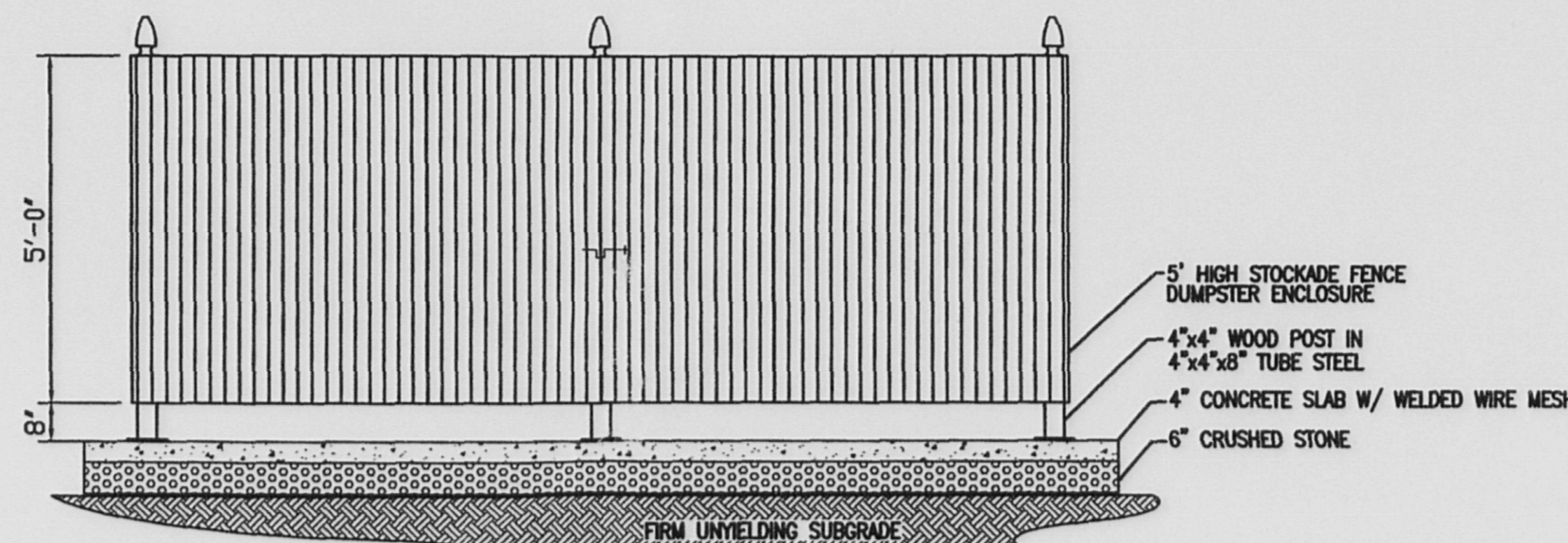
CROSSWALK STRIPING DETAIL
CIV92 N.T.S.



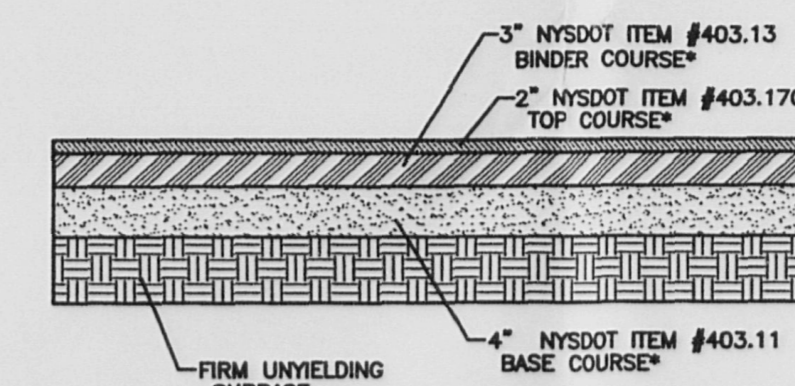
NOTES:

1. CURB SHALL BE CAST IN PLACE. EXPANSION JOINTS OF 3/16" CELLULOSE OR SIMILAR MATERIAL SHALL BE PLACED AT TEN (10) FOOT INTERVALS. CONCRETE TO BE 1:2:3 MIX DESIGN, AIR ENTRAINED WITH DUREX OR EQUAL.
2. CONCRETE TO TEST 4000 PSI AT 28 DAYS

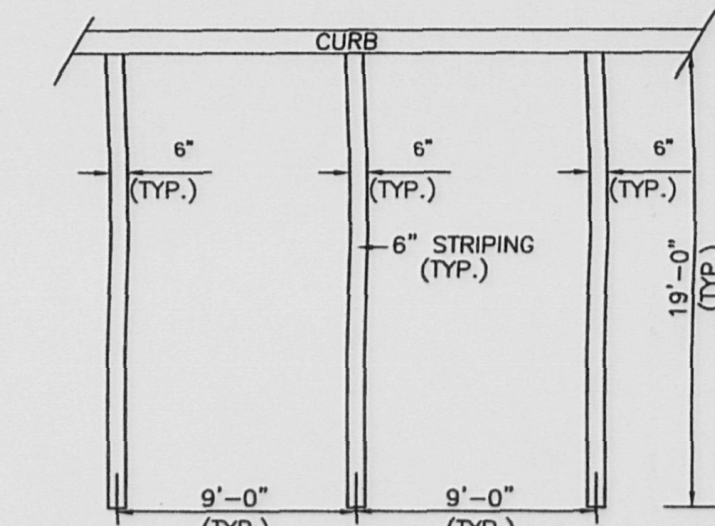
CONCRETE CURB DETAIL
N.T.S.



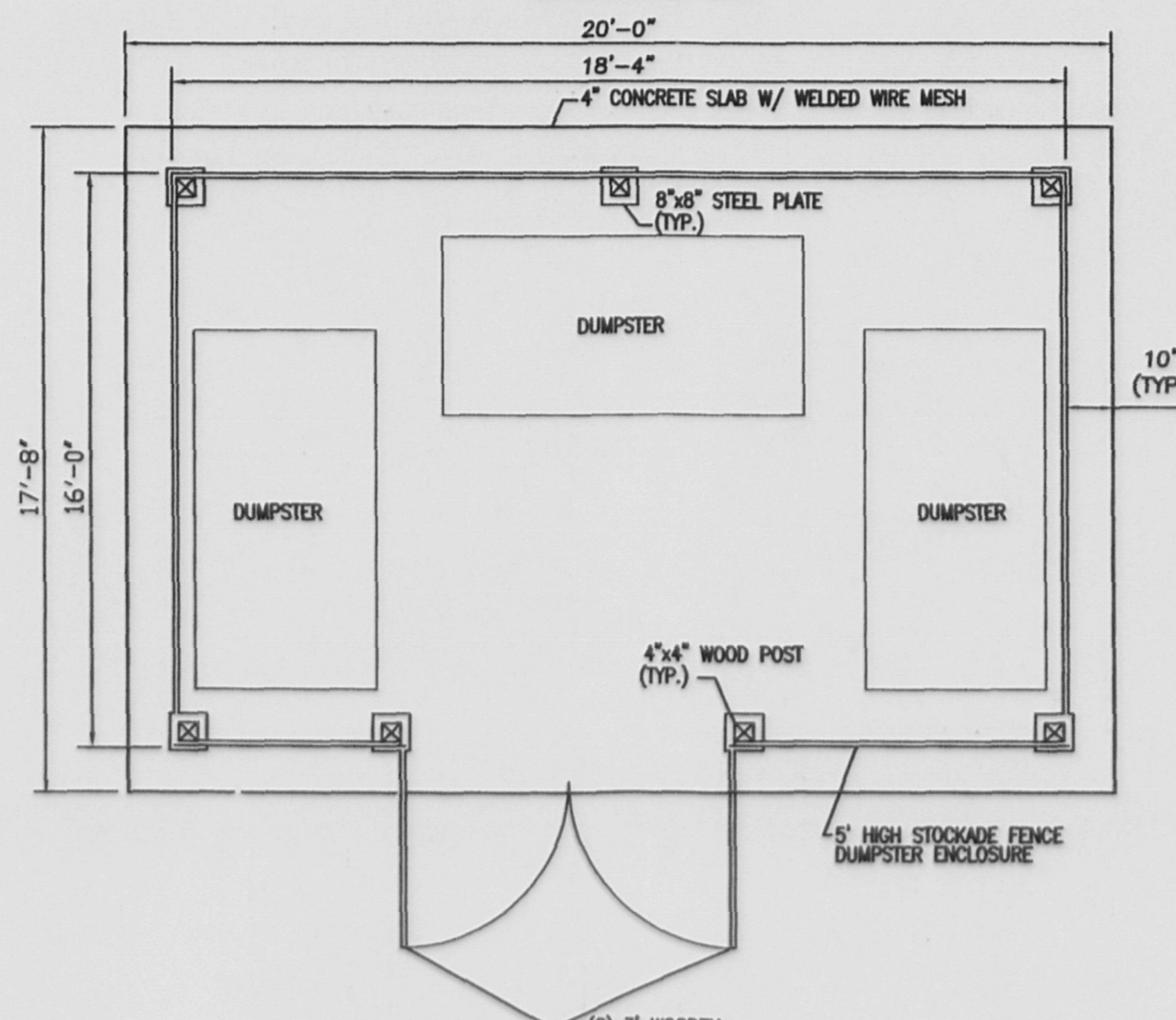
STOCKADE FENCE OPTION
ELEVATION



COMMERCIAL/INDUSTRIAL PAVING DETAIL
N.T.S.

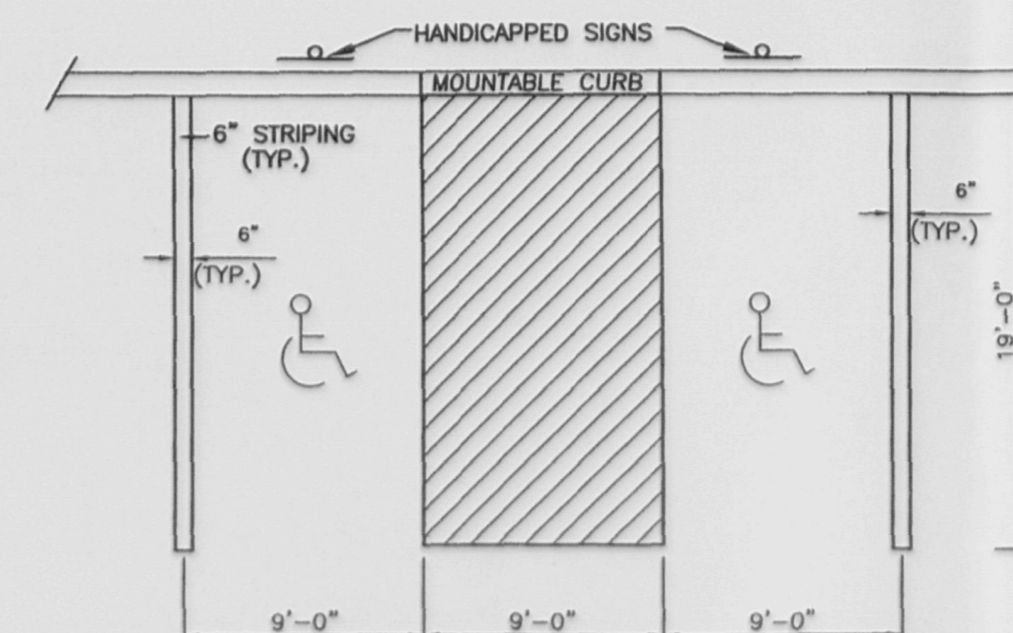


PARKING STRIPING DETAIL
N.T.S.

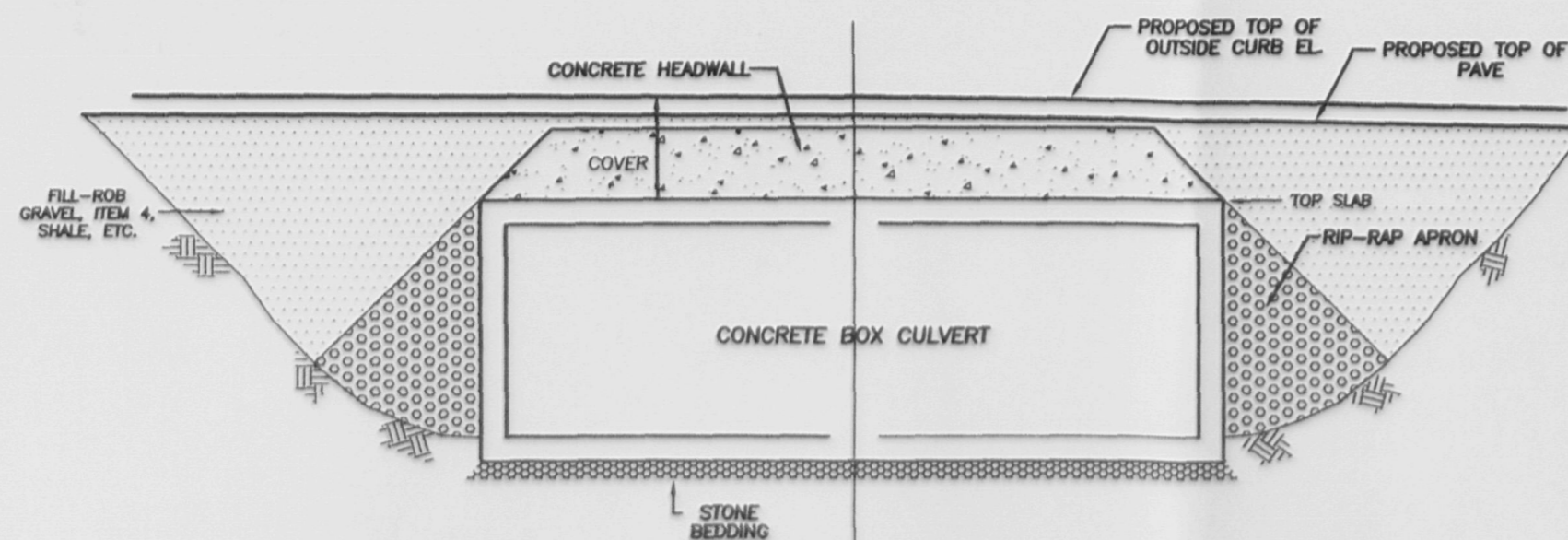


DUMPSTER AREA DETAIL
PLAN

NOTE: ALL DUMPSTERS TO HAVE A LID TO MITIGATE ODORS.



HANDICAPPED PARKING STRIPING DETAIL
N.T.S.

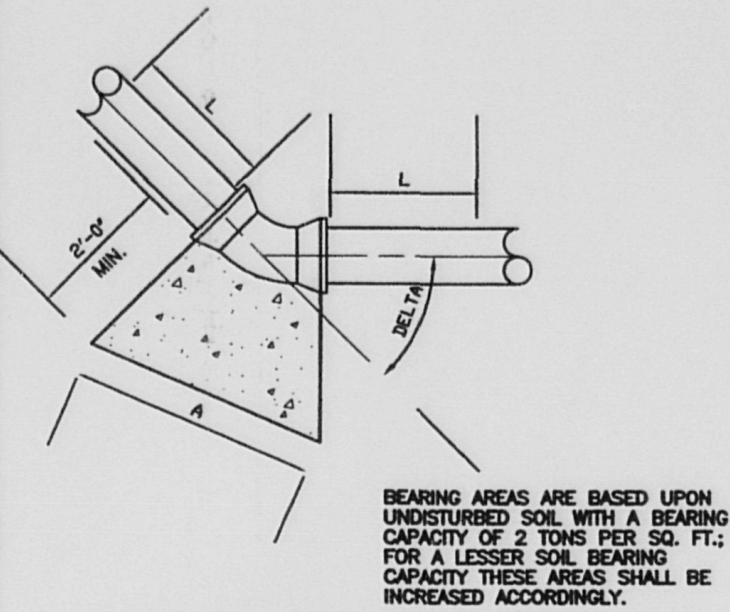
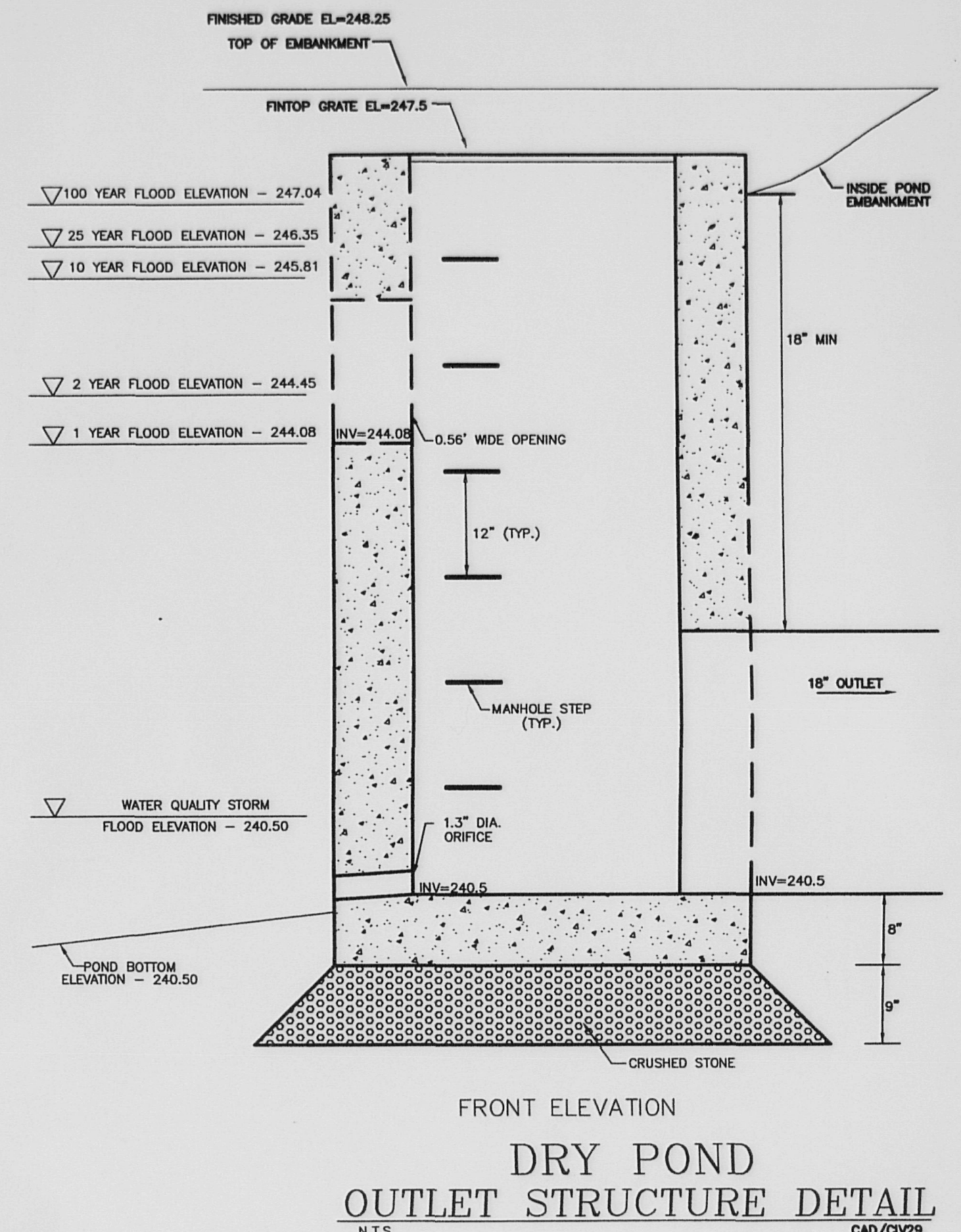
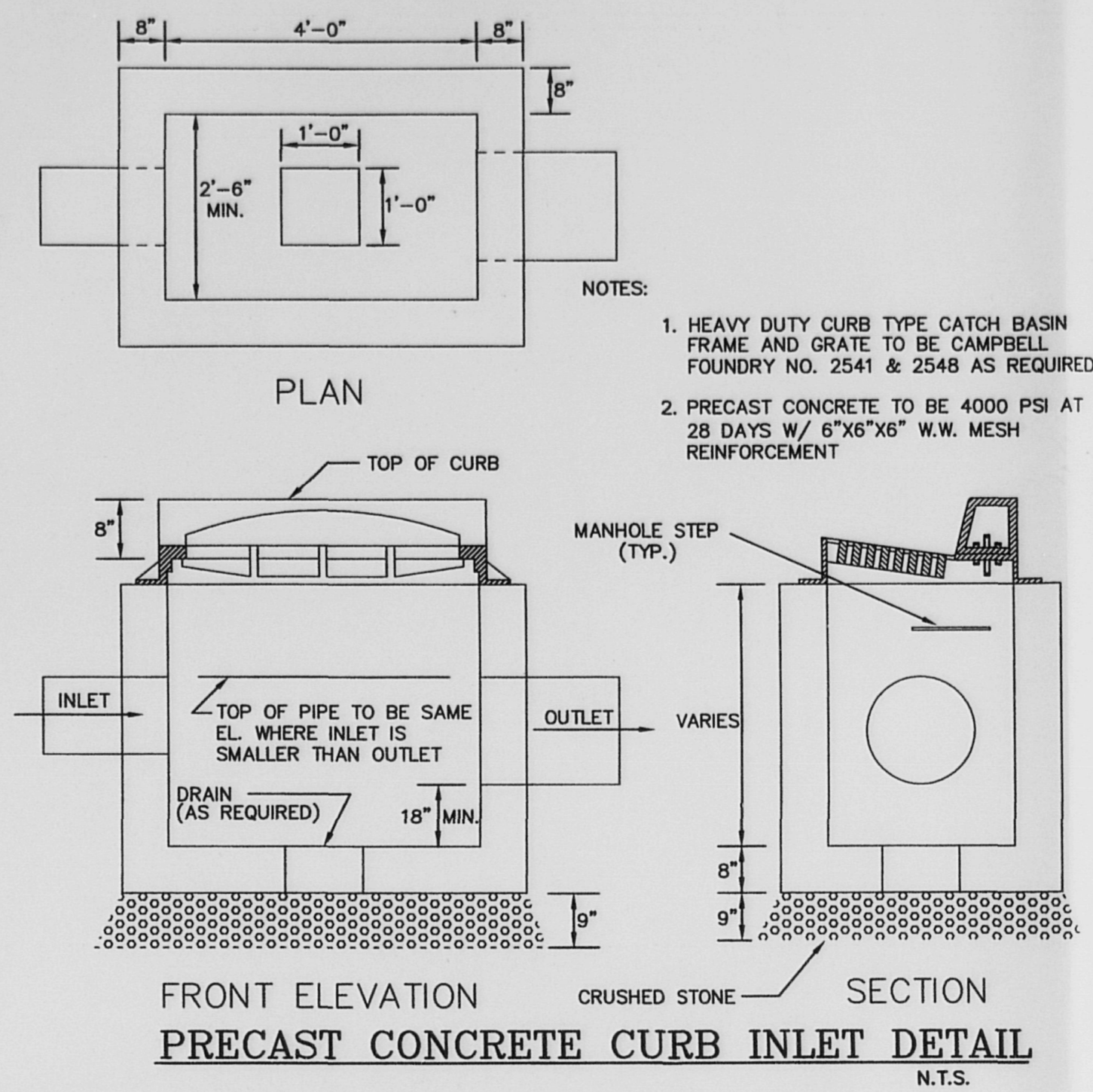
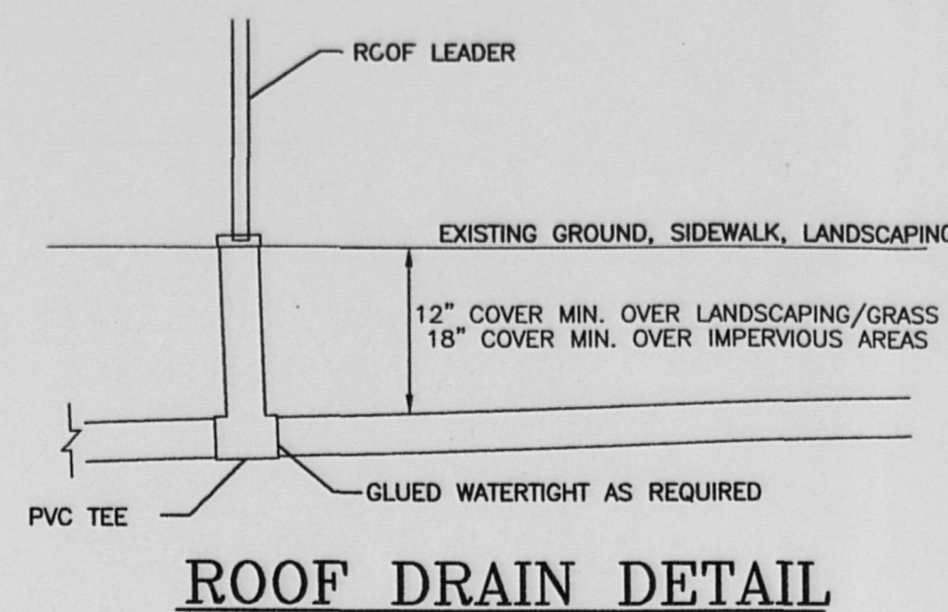
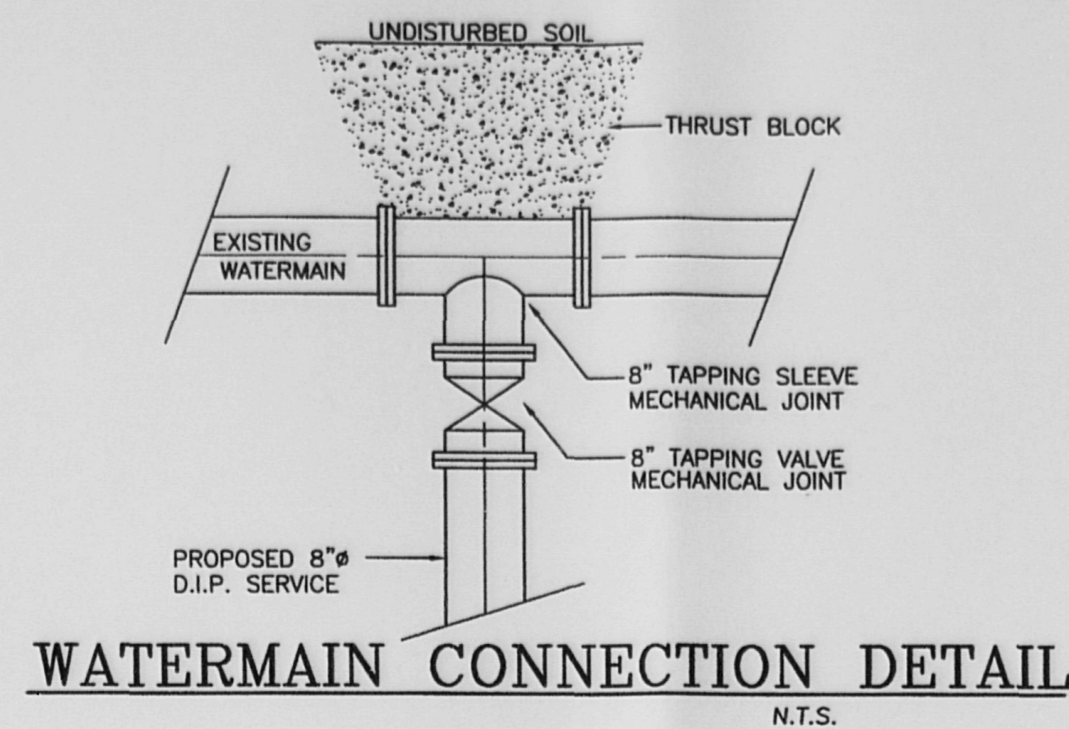


PROFILE ABOVE DRAINAGE SWALE: CONC. BOX CULVERT

NOTE: SIGNED AND SEALED SHOP DRAWINGS FOR BOX CULVERT SHALL BE SUPPLIED TO AND APPROVED BY THE TOWN OF NEW WINDSOR ENGINEER PRIOR TO THE RECEIPT OF A BUILDING PERMIT.

10/18/07	STORM WATER DESIGN	TBE
8/16/07	ORIGINAL PREPARATION DATE	MGF
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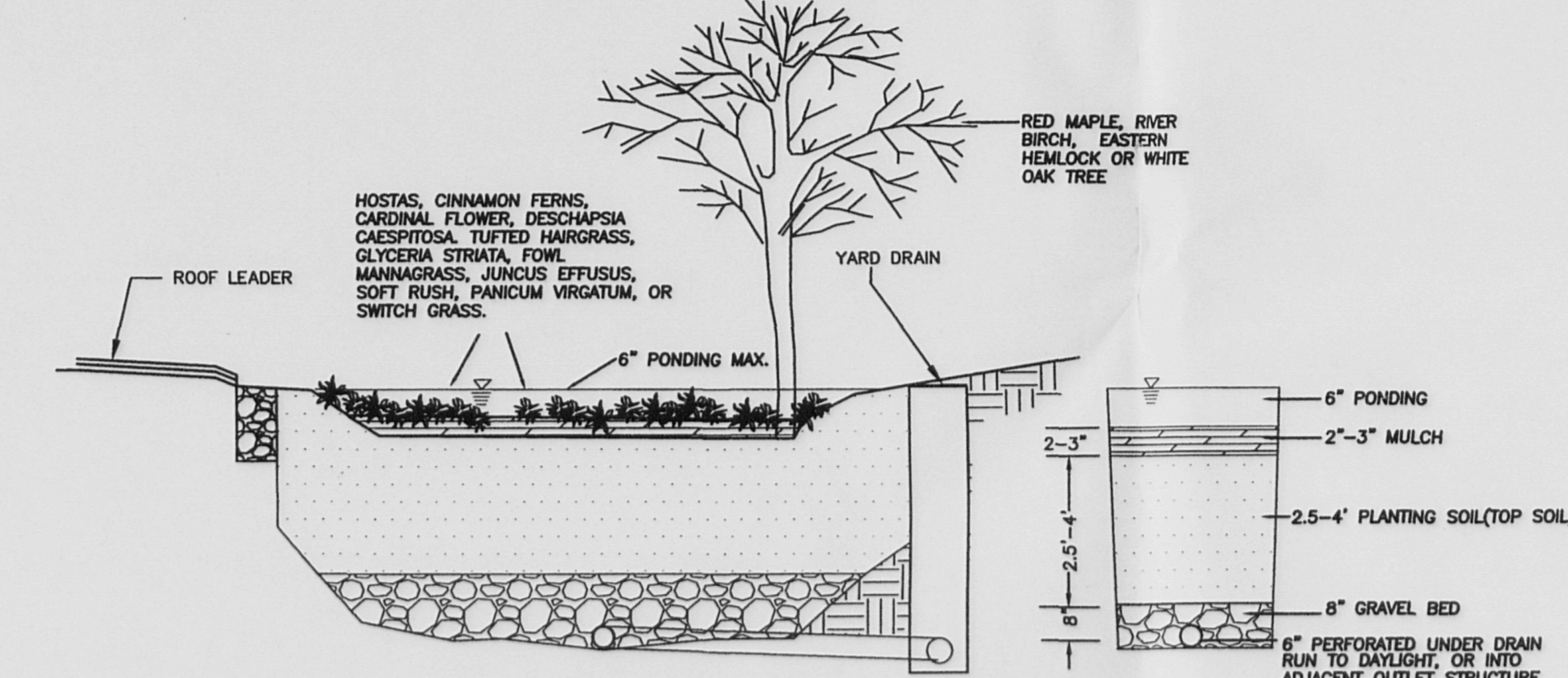
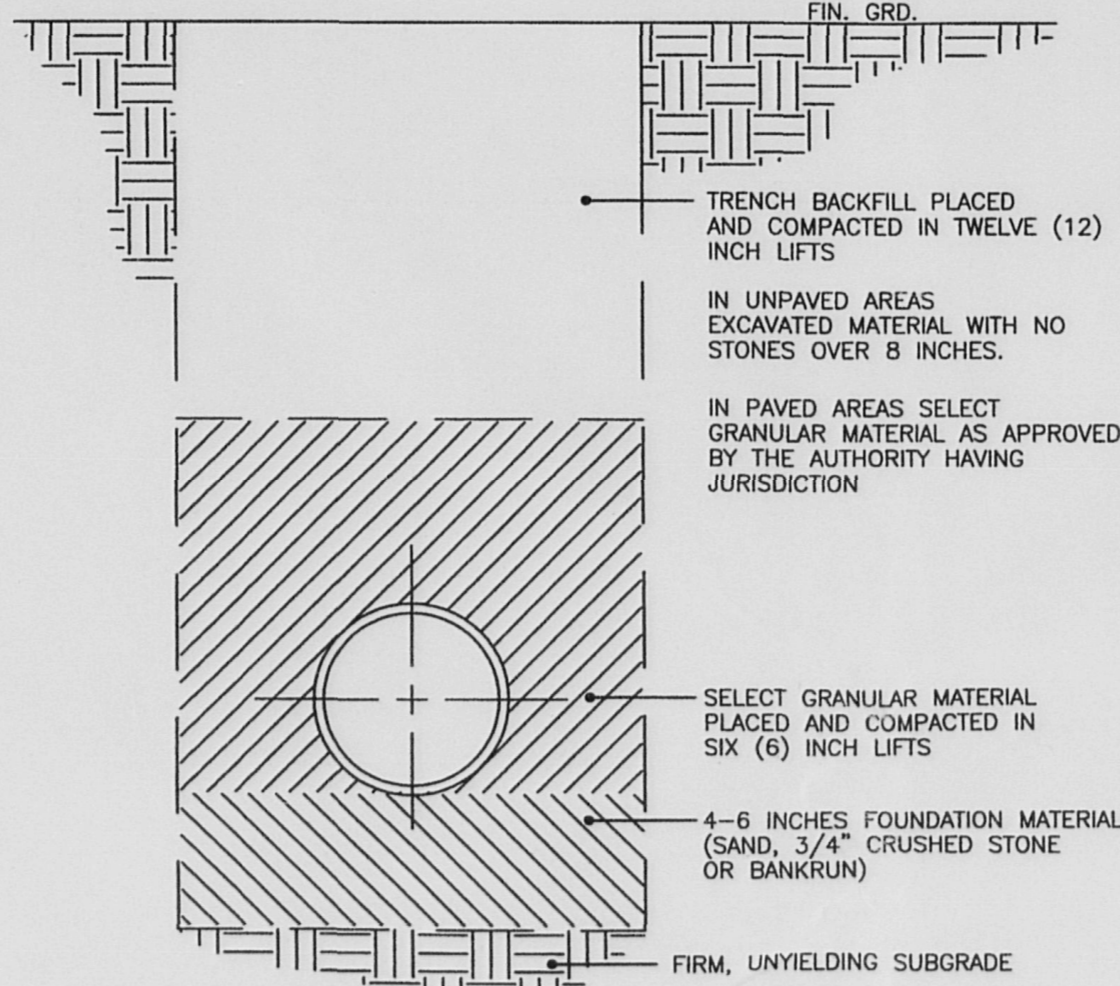
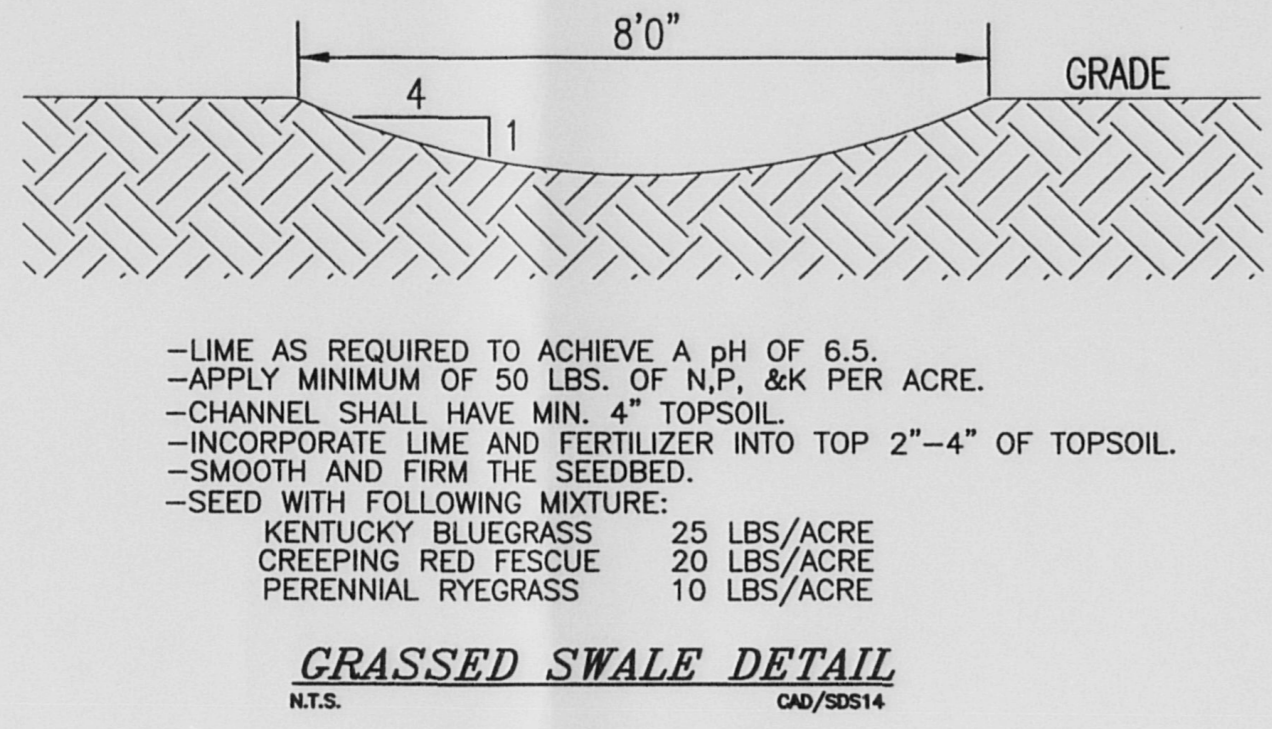
PIETRZAK & PFAU ENGINEERING & SURVEYING, PLLC	
282 GREENWICH AVENUE, SUITE A GOSSEN, NEW YORK 10824 (946) 294-0000	2 HAMILTON AVENUE MONTICELLO, NEW YORK 12701 (946) 796-4860
MICHAEL F. COFFMAN P.L.S. LICENSE NO. 07683 REGISTERED PROFESSIONAL ENGINEER STATE OF NEW YORK	JOHN P. PIETRZAK P.L.S. LICENSE NO. 07688 REGISTERED PROFESSIONAL ENGINEER STATE OF NEW YORK
10-18-07 DATE	
SEAL OF THE TOWN OF NEW WINDSOR	
SENIOR HOUSING	
TOWN OF NEW WINDSOR COUNTY OF ORANGE, NEW YORK	
PROJECT TITLE	
DETAILS 1 SEC. 65 BLK. 2 LOT 29	
DRAWING TITLE	
UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 2209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.	
O.C.H.D. SHEET NO. 7 OF 8	D.E.C. SHEET NO. 7 OF 8
SCALE AS NOTED	CAD REFERENCE 26126WORK
	PROJECT NUMBER 26126.01



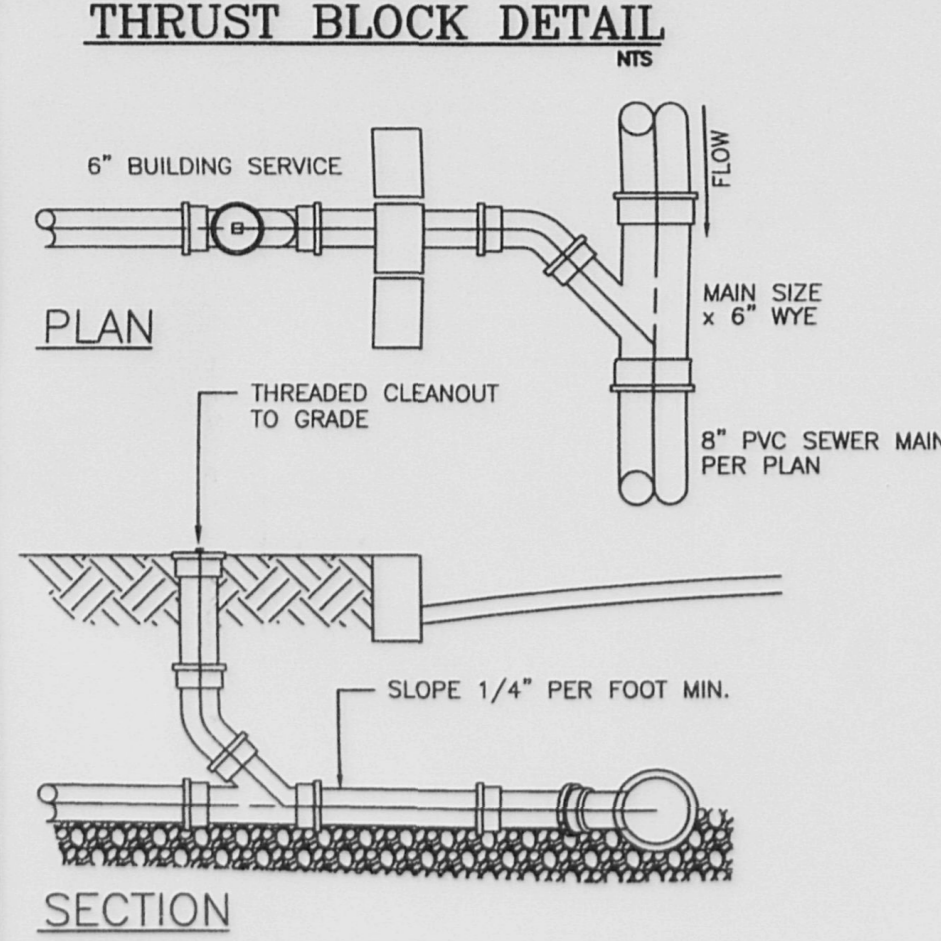
PIPE DIAMETER (INCHES)	UP TO 22-1/2"	22-1/2" TO 45"	45" TO 90"
4-6	0.5	0.9	1.9
8	0.8	1.6	2.8
10	1.3	2.5	4.4
12	1.8	3.6	6.3

BEARING AREAS ARE BASED UPON UNDISTURBED SOIL WITH A BEARING CAPACITY OF 2 TONS PER SQ. FT.; FOR A LESSER SOIL BEARING CAPACITY THESE AREAS SHALL BE INCREASED ACCORDINGLY.

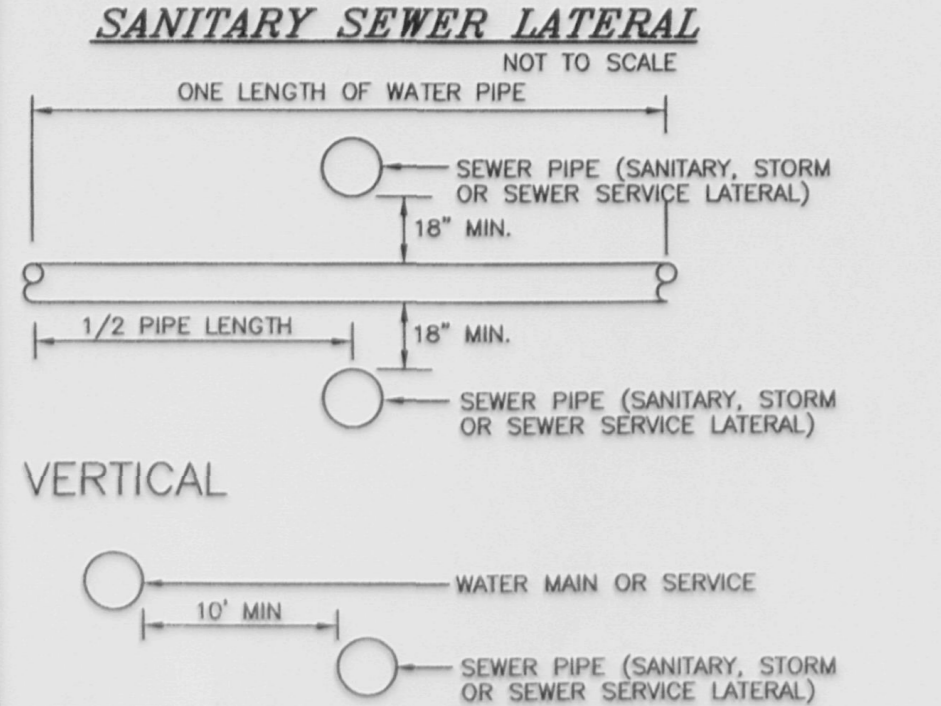
PIPE DIAMETER (INCHES)	UP TO 22-1/2"	22-1/2" TO 45"	45" TO 90"
4-6	3.1	5.4	9.1
8	4.0	7.0	11.8
10	4.7	8.4	14.3
12	5.5	9.8	16.8



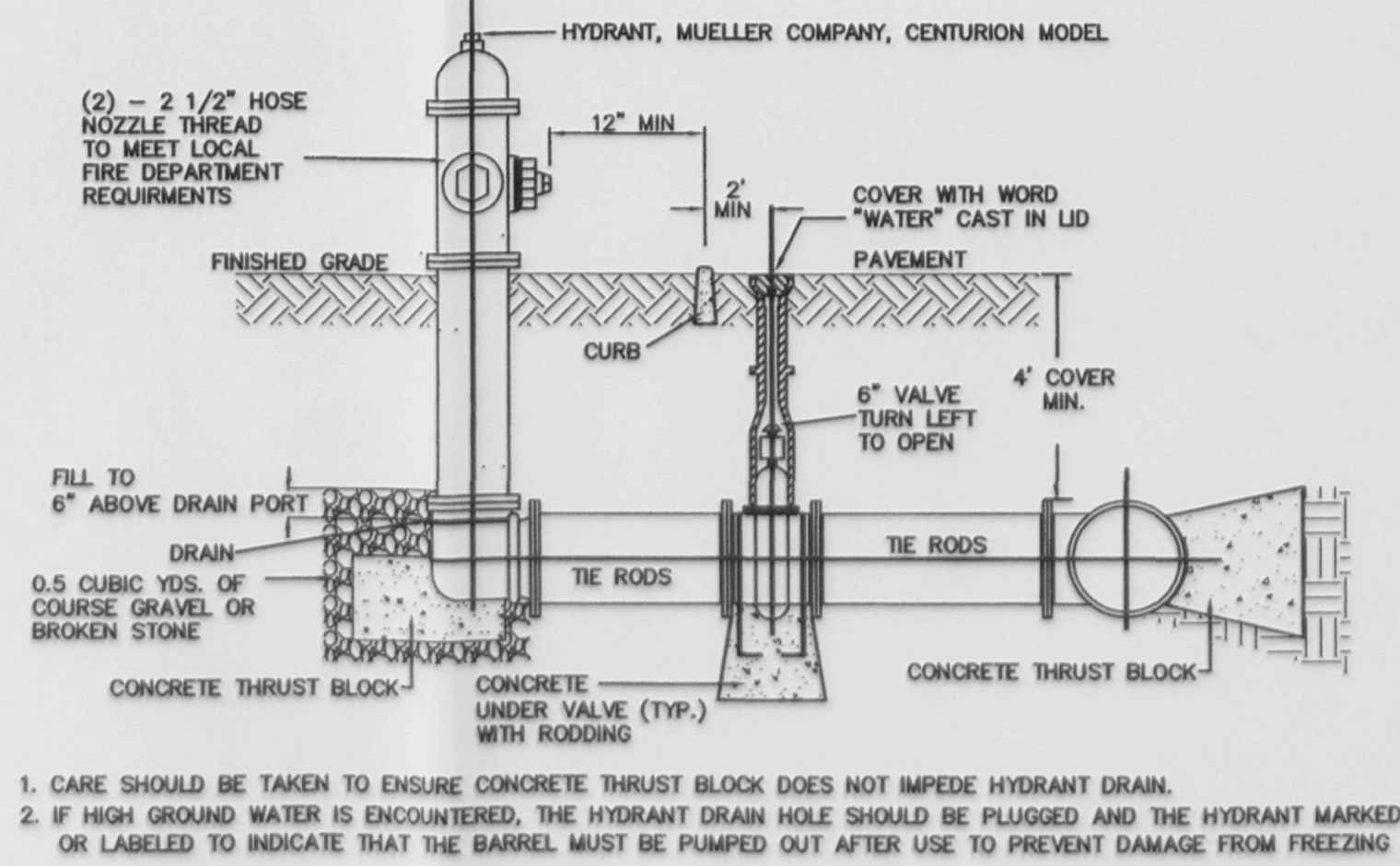
- UTILITY NOTES**
1. DRAINAGE PIPE SHALL BE HIGH DENSITY POLYETHYLENE WITH SMOOTH INSERT.
 2. SANITARY SEWER SERVICE SHALL BE 8" PVC, W/ 6" PVC BUILDING CONNECTIONS.
 3. WHERE THE SANITARY SEWER MAIN IS INSTALLED IN A ROADWAY OR PARKING AREA AND THE COVER OVER THE PIPE IS LESS THAN 24 INCHES, THE TRENCH SHALL BE BACKFILLED WITH LIGHTWEIGHT CONCRETE (K-CRETE) FROM THE SPRINGLINE TO THE UNDERSIDE OF THE PAVEMENT SUB-BASE.



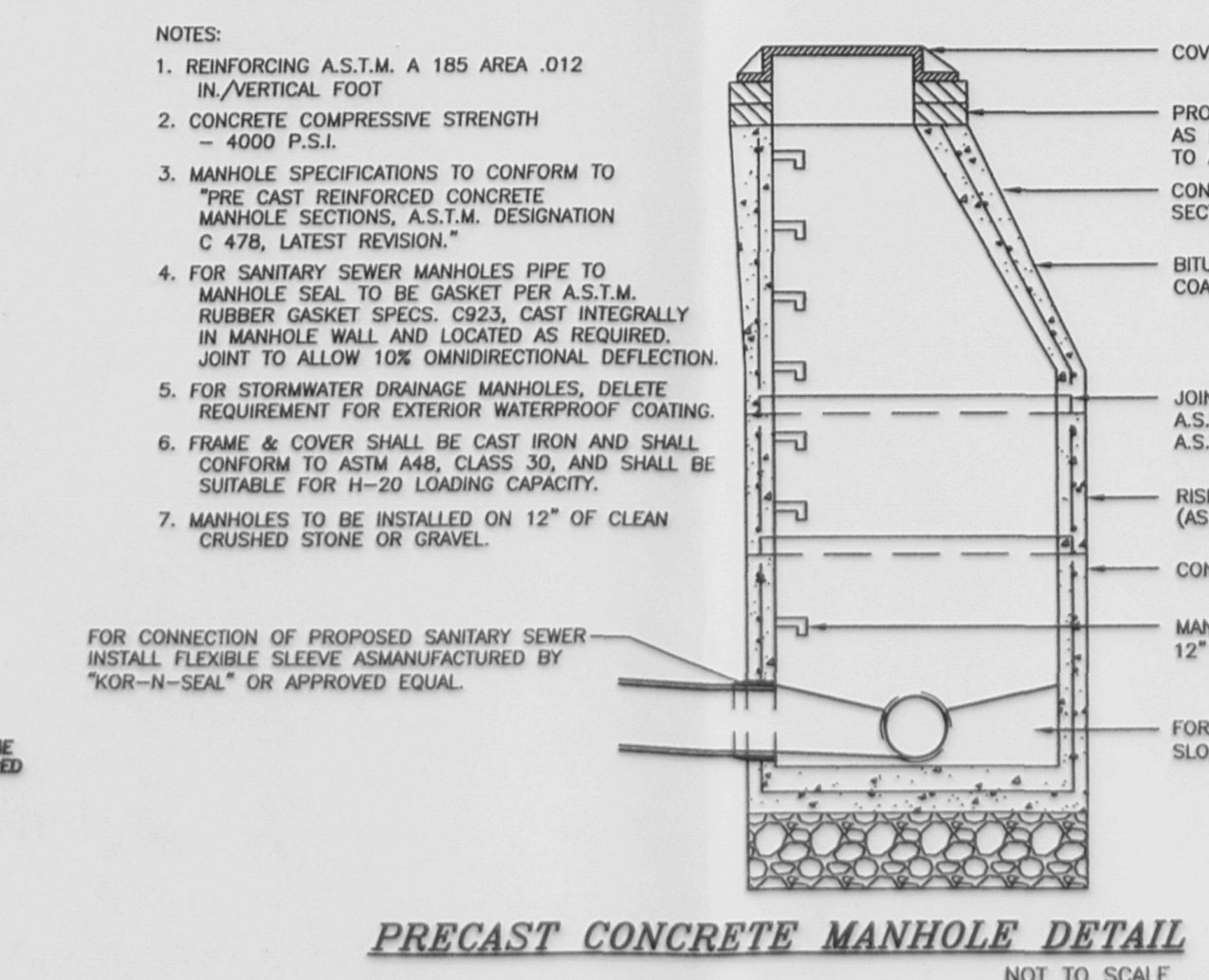
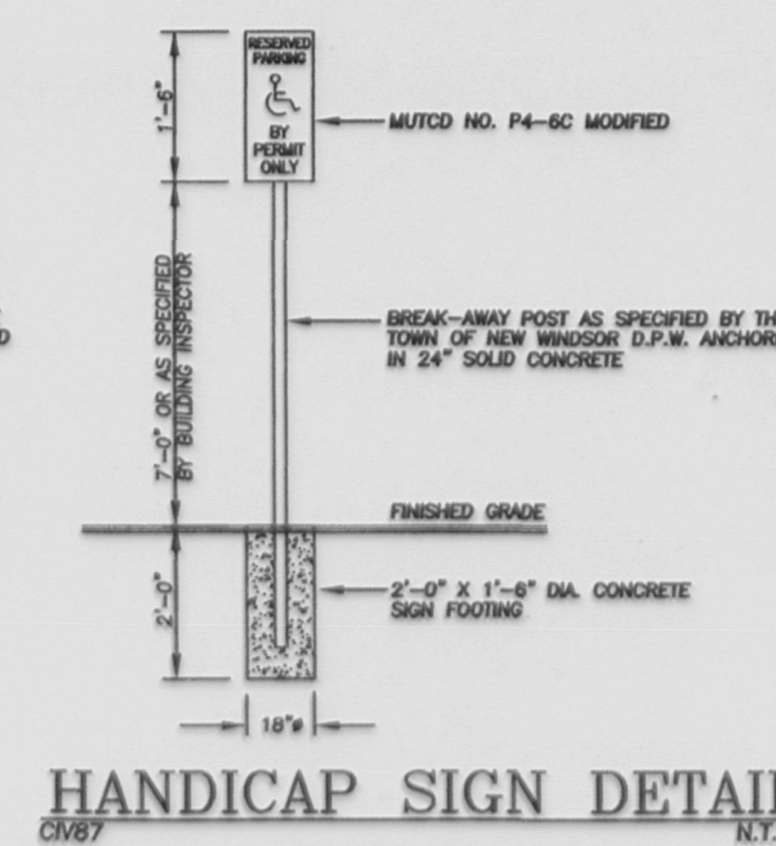
- NOTES:**
1. INSTALL FOUNDATION AND BACKFILL AS PER PIPE BEDDING AND BACKFILL DETAIL.
 2. WHEN INSTALLING A NEW LATERAL TO AN EXISTING SEWER, INSTALL SADDLE IN PLACE OF WYE FITTING. CUT EXISTING SEWER, REMOVE CUTOUT, INSTALL MANUFACTURER'S GASKET, SECURE SADDLE TO MAIN WITH TWO STAINLESS STRAPS.



- NOTES:**
1. FOR VERTICAL CROSSINGS, POSITION MIDPOINTS OF SEWER AND WATER PIPE LENGTHS AT THE POINT OF THE CROSSING.
 2. SEPARATION REQUIREMENTS APPLY TO WATER SERVICE LINES AS WELL AS WATER MAINS.
 3. WHERE IT IS IMPOSSIBLE TO MAINTAIN THE REQUIRED 10 FOOT HORIZONTAL SEPARATION, THE SEWER SHALL BE CONSTRUCTED OF MECHANICAL JOINT DUCTILE IRON PIPE AND PRESSURE TESTED TO 150 PSI PRIOR TO BACKFILLING.



- NOTES:**
1. CARE SHOULD BE TAKEN TO ENSURE CONCRETE THRUST BLOCK DOES NOT IMPEDE HYDRANT DRAIN.
 2. IF HIGH GROUND WATER IS ENCOUNTERED, THE HYDRANT DRAIN HOLE SHOULD BE PLUGGED AND THE HYDRANT MARKED OR LABELED TO INDICATE THAT THE BARREL MUST BE PUMPED OUT AFTER USE TO PREVENT DAMAGE FROM FREEZING.



- NOTES:**
1. REINFORCING A.S.T.M. A 185 AREA .012 IN VERTICAL FOOT
 2. CONCRETE COMPRESSIVE STRENGTH - 4000 P.S.I.
 3. MANHOLE SPECIFICATIONS TO CONFORM TO "PRE CAST REINFORCED CONCRETE MANHOLE SECTIONS, A.S.T.M. DESIGNATION C 478, LATEST REVISION."
 4. FOR SANITARY SEWER MANHOLES, PIPE TO MANHOLE SEAL TO BE GASKET PER A.S.T.M. RUBBER GASKET SPEC. C923, CAST INTEGRALLY IN MANHOLE WALL AND LOCATED AS REQUIRED, JOINT TO ALLOW FOR OMDIRECTIONAL DEFLECTION.
 5. FOR STORMWATER DRAINAGE MANHOLES, DELETE REQUIREMENT FOR EXTERIOR WATERPROOF COATING.
 6. FRAME & COVER SHALL BE CAST IRON AND SHALL CONFORM TO ASTM A8, CLASS 30, AND SHALL BE SUITABLE FOR H-20 LOADING CAPACITY.
 7. MANHOLES TO BE INSTALLED ON 12" OF CLEAN CRUSHED STONE OR GRAVEL.

FOR CONNECTION OF PROPOSED SANITARY SEWER INSTALL FLEXIBLE SLEEVE MANUFACTURED BY "KOR-N-SEAL" OR APPROVED EQUAL.

ENGINEER'S CERTIFICATION

THE PROPOSED SEWAGE DISPOSAL SYSTEM(S) AND WATER SUPPLY SYSTEM(S) SHOWN ARE DESIGNED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS ESTABLISHED BY THE NEW YORK STATE DEPARTMENT OF HEALTH AND THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION FOR RESIDENTIAL LOTS. THE DESIGN(S) ARE BASED UPON ACTUAL SOIL AND SITE CONDITIONS FOUND UPON THE LOT(S) AT THE DESIGN LOCATION AT THE TIME OF DESIGN.

10/18/07	STORM WATER DESIGN	TBE
8/16/07	ORIGINAL PREPARATION DATE	MGF
DATE	DESCRIPTION	INITIALS
REVISIONS MAP CHECK DATE: 00/00/00 INITIALED BY: --		

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ENGINEERING & SURVEYING, PLLC
282 GREENWICH AVENUE, SUITE A
GROSVENOR, NEW YORK 10624
(945) 294-0000

NEW WINDSOR SENIOR HOUSING
TOWN OF NEW WINDSOR
COUNTY OF ORANGE, NEW YORK

DETAILS 2
SEC. 65 BLK. 2 LOT 29

O.C.H.D. SHEET NO. 1 OF 1	D.E.C. SHEET NO. 1 OF 1	DRAWING NUMBER 8 OF 8
SCALE AS NOTED	CAD REFERENCE 26126WORK	PROJECT NUMBER 26126.01